

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 13, 2023 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes for October 23, 2023

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- 1) 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot One (1) P&T Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2710 North Cage Boulevard, Suite 1. **CUP#231031**

- 2) Villa Del Mar Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 1. **CUP#231029**

- 3) Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6905 South Jackson Road. **CUP#231030**

- 4) Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property is physically located at 550 North Jackson Road. **CUP#231032**

5) Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI). The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 West Hi-Line Road. **COZ#231028**

E. PLATS:

1) Treviño Engineering, representing Tomas Tudor, owner, is requesting preliminary plat approval of the proposed Jackson Crossing Subdivision. The property is legally described as being a 0.803 of an acre tract of land out of Lot 7, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of North Jackson Road. **SUB#220304**

2) R.J.C., Engineering and Construction, representing Jesus Javier Montero Casillas, owner, is requesting preliminary plat approval of the proposed Escondido Estates Subdivision. The property is legally described as being 1.735 acres out of Lot 2, F. Gehlert, Lot 189, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Helmer Street. **SUB#230924**

3) South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision. The property is legally described as being 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of North Sugar Road. **SUB#211247**

F. ANNOUNCEMENTS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 8th day of November 2023 at 3:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 8th day of November 2023




Imelda Perez, TRMC
Assistant City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 23, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 23, 2023, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Ruben Luna
 Charlie Ramirez Mercedes Guillen
 Rafael Munguia Andy Castro

ABSENT: Jonathan Larraga Romeo Robles
 Andy Castro Guadalupe Cano

STAFF PRESENT: Ricardo Rodriguez, City Attorney
David Friedlein, Assistant City Manager
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Joanna Villarreal, Planner I
Nancy Hernandez, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Joanna Villarreal, Planner I, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR OCTOBER 9, 2023

Chairman, Danny Wylie, introduced the item.

Rafael Munguia moved to approve the minutes as submitted. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) J & R ENGINEERING, REPRESENTING CARILLO PROPERTIES I, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/ OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.96 ACRES, MORE OR LESS OUT OF LOT 245, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 3210 SOUTH CAGE BOULEVARD. COZ#230923**

Joe Garza, Assistant Director of Development Services, introduced the item and stated J & R Engineering, representing Carillo Properties I, LTD., owner, was requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C) for commercial use. He went over the property's legal description and physical address and stated the property was located on the northwest corner of South Cage Boulevard and West Javelina Drive and property fronts South Cage Boulevard, a 120 ft.-150 ft. principal arterial street which runs north and south with a posted speed limit of 40-55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Joe Garza, Assistant Director of Development Services, stated the property and properties to the east and west were zoned Agricultural and/or Open Space District (A-O) upon annexation on May 4, 1976. He further stated the property to the north was zoned General Business District (C) upon annexation on May 4, 1976 and the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on July 17, 2023. He briefly stated there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for commercial use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, briefly explained the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the city of Pharr. Mr. Garza stated larger shopping centers and most types of commercial strips along major arterials would be included in the district. He added the noise, traffic, litter, late-night hours, and possible blighting influences required adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Joe Garza, Assistant Director of Development Services, further reported thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023, and a legal notice was published in the Advance News Journal on October 4, 2023. Staff received one (1) response to the letters or the legal notice for information only.

Lastly, Joe Garza, Assistant Director of Development Services, stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property met area requirements, had adequate ingress and egress and would be compatible with surrounding properties. If approved, the owner must comply with all city ordinances and requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Roberto Salinas had no comments.

There being no discussion, Charlie Ramirez **moved** to approve the request to rezone from Agricultural and/or Open Space District (A-O) to General Business District (C). Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

2) J & R ENGINEERING, REPRESENTING CARILLO PROPERTIES I, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/ OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.66 ACRES, MORE OR LESS, OUT OF LOT 245, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 100 WEST JAVELINA DRIVE. COZ#230924

Joe Garza, Assistant Director of Development Services, introduced the item and stated J & R Engineering, representing Carillo Properties I, LTD., owner, was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) for single family lots. He went over the property's legal description and physical address and stated the property was located on the north side of West Javelina Drive, approximately 300 ft. west of south Cage Boulevard and property fronts west Javelina Drive, a 70 ft. minor collector street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Joe Garza, Assistant Director of Development Services, stated the property and properties to the east and south were zoned Agricultural and/or Open Space District (A-O) upon annexation on June 7, 1983. He further stated the property to the north was rezoned Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on July 3, 1988. He briefly stated the property to the west was rezoned from Agricultural and/or Open Space District (A-O) on November 18, 2013 and there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for single family use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, briefly explained the Single-Family Residential District (R-1) was intended to be composed of single-family dwellings together with public, denominational, and private schools, churches, and public parks essential to create basic neighborhood units. He further stated areas zoned for the use shall have water, wastewater, drainage, and access to paved streets based on single-family usage. Mr. Garza stated it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Joe Garza, Assistant Director of Development Services, further reported twenty-four (24) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023, and a legal notice was published in the Advance News Journal on October 4, 2023. Staff received two (2) responses to the letters or the legal notice for information only.

Lastly, Joe Garza, Assistant Director of Development Services, stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property met area requirements, had adequate ingress and egress and would be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Applicant had no comments.

There being no discussion, Andy Castro moved to approve the request to rezone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

3) PABLO SOTO JR., REPRESENTING PABLO QUINTANILLA SALINAS & CLARIBEL SALINAS, OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE – FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MOBILE HOME DISTRICT (R-MH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.45 ACRES, MORE OR LESS OUT OF LOT 144, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2400 NORTH VETERANS BOULEVARD. COZ#230925

Joe Garza, Assistant Director of Development Services, introduced the item and stated Pablo Soto Jr., representing Pablo Quintanilla Salinas and Claribel Salinas, owners, were requesting a change of zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) to move a mobile home onto the property. He went over the property's legal description and physical address and stated the property was located on the west side of North Veterans Boulevard, approximately 1,300 ft. north

of East Ferguson Avenue and property fronts North Veterans Boulevard, a 100 ft. wide minor arterial street which runs north and south with a posted speed limit of 30 to 45 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Joe Garza, Assistant Director of Development Services, stated the property was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on August 21, 2023. He further stated the property to the west was zoned Agricultural and/or Open Space District (A-O) upon annexation on December 19, 1972, and the property to the north was zoned Residential Mobile Home District (R-MH) upon annexation on December 19, 1972. He briefly stated the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on October 16, 1990 and the property to the east was outside city limits. Lastly, he stated property was generally designated for right-of-way uses in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, briefly explained the Residential Mobile Home District (R-MH) was established to provide adequate space and site diversification for mobile home parks as a viable alternative to the typical single-family residence. Mr. Garza stated Mobile home developments were of low-to medium-density use and had the same additional requirements for streets, water, fire protection, wastewater, drainage, and open space shall be met before zoning to such use.

Joe Garza, Assistant Director of Development Services, reported twenty (20) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023, and a legal notice was published in the Advance News Journal on October 4, 2023. Staff received one (1) response in opposition to the letters or the legal notice.

Lastly, Joe Garza, Assistant Director of Development Services, stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) as the property met area requirements, had adequate ingress and egress and would be compatible with surrounding properties. If approved, the owner must comply with all city ordinances and requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Mr. Pablo Soto had no comments.

Board member Rafael Munguia asked if the property would be single family residence. Joe Garza, Assistant Director of Development Services, briefly stated the property was Residential Mobile Home District.

There being no discussion, Rafael Munguia **moved** to approve the request to rezone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) M2 ENGINEERING, PLLC., REPRESENTING JORGE A. ANDRADE, MANAGER FOR BLUE-MAN INVESTMENTS, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BLUE-MAN ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 17.425 ACRES OUT OF LOTS 6 AND 7, RE-SUBDIVISION OF CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 10200 BLOCK OF SOUTH VETERANS BOULEVARD. SUB#230204**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 10200 block of South Veterans Boulevard and was currently zoned Limited Industrial District (L-I). The adjacent properties were zoned Agricultural Open/Space District (A-O) to the north and city limits to the east and south and Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to the west. He further stated the property was designated for industrial use in the Land Use Plan and the property was proposed use for a truck business.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Blue-Man Acres Subdivision subject to the conditions noted in the packet.

There being no discussion, Rafael Munguia **moved** to approve the request for preliminary plat approval of the proposed Blue-Man Acres Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) PABLO SOTO JR., P.E. REPRESENTING ASHLEY ANETTE PEREZ AND HUSBAND, DIEGO ARMANDO TORRES, OWNERS ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED DIEGO TORRES ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96 ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST GREG DRIVE. SUB#220725**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of West Greg Drive and was currently zoned Single-Family Residential District (R-1). The adjacent zones were zoned Single-Family Residential District (R-1) to the north, south, east, and west. He further stated the property was designated for single family residential use in the Land Use Plan and the property's proposed use for single family homes.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Diego Torres Estates Subdivision subject to the conditions noted in the packet.

There being no discussion, Andy Castro moved to approve the request for final plat approval of the proposed Diego Torres Estates Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 3) TREVINO ENGINEERING, REPRESENTING ALBERTO GARZA, OWNER IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED SAM HOUSTON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.510 OF AN ACRE, TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, 2 AND 3, BLOCK 1 SOUTH SIDE ADDITION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST SAM HOUSTON AVENUE. SUB#220306**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 100 Block of East Sam Houston Avenue and was currently zoned Residential Multi-Family District (R-MF). The adjacent zones were zoned Single-Family Residential District (R-1) to the north and south, Office and Professional District (O-P) to the east and General Business District (C) to the west. He further stated the property was designated for single family residential use in the Land Use Plan and the property's proposed use was for apartments.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Sam Houston Cage Subdivision subject to the conditions noted in the packet.

There being no discussion, Ruben Luna moved to approve the request for final plat approval of the proposed Sam Houston Cage Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) S2 ENGINEERING, PLLC., REPRESENTING CARLOS GOMEZ, MANAGER FOR GOMEZ GROUP, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BIG D INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 8.635 ACRE TRACT OF LAND AND A PART OR PORTION OF LOT 98, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST NOLANA LOOP (FM 3461). SUB#221036**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 700 Block of East Nolana Loop (FM 3461) and was currently zoned Heavy Commercial District (H-C). The adjacent zones were zoned Single-Family Residential District (R-1) to the north, Heavy Commercial District (H-C) to the south, General Business District (C) to the east and Agricultural Open Space District (A-O) to the west. He further stated the property was designated for multi-family residential use in the Land Use Plan and the property's proposed use was rental equipment for construction.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Big D Industrial Parks Subdivision subject to the conditions noted in the packet.

Chairman, Danny Wylie, questioned if there was going to be a buffer. Eddie Martinez, Planner III, stated a buffer would be on the back and the west side.

Board member Charlie Ramirez questioned access to the property. Eddie Martinez, Planner III, stated common access would be through Nolana and J.C. Brown Subdivision #2.

There being further no discussion, Rafael Munguia **moved** to approve the request for final plat approval of the proposed Big D Industrial Parks Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Andy Castro moved to **adjourn**. Charlie Ramirez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:22 p.m.

PLANNING & ZONING COMMISSION

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: November 7, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot One (1) P&T Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2710 North Cage Boulevard, Suite 1. **CUP#231031**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premises consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/7/2023
Approved - 11/7/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC
FILE NO. **CUP#231031** (7-Eleven Inc. DBA 7-Eleven Convenience Store's
and Stripes Stores)

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as Lot One (1) P&T Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 2710 North Cage Boulevard, Suite 1.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, west, north, and south. The area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Pending inspection.

FIRE DEPARTMENT: Pending inspection.

CODE COMPLIANCE: Pending inspection.

HEALTH: Pending inspection.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Nine (9) surrounding property owners were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance New Journal on October 25, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premises consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 20, 2023, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
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- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
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- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
- 7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
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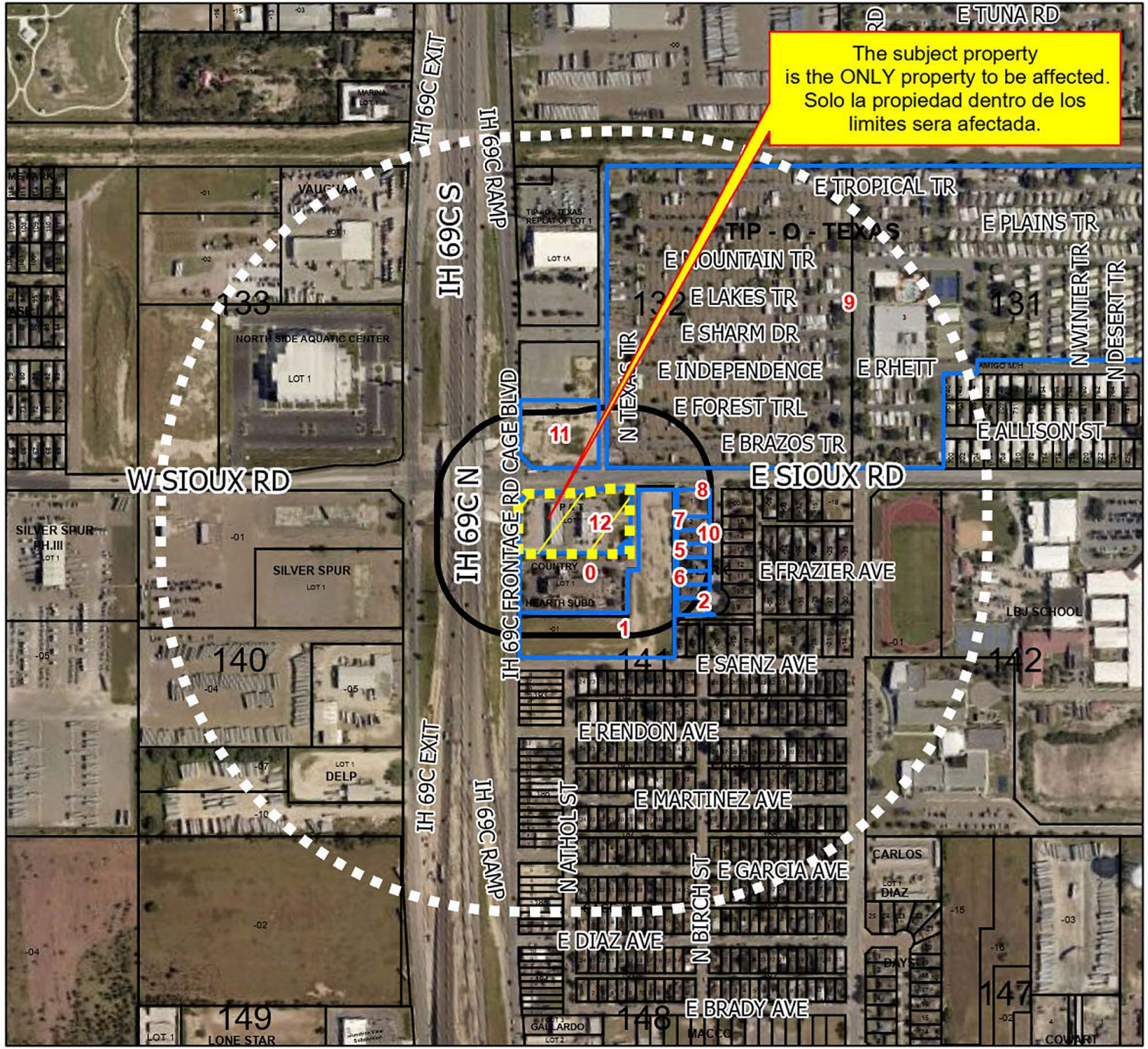
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11.The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12.Alcoholic beverage establishments shall fall into two categories:(A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or(B)Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

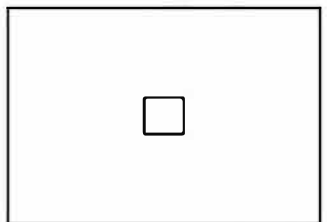
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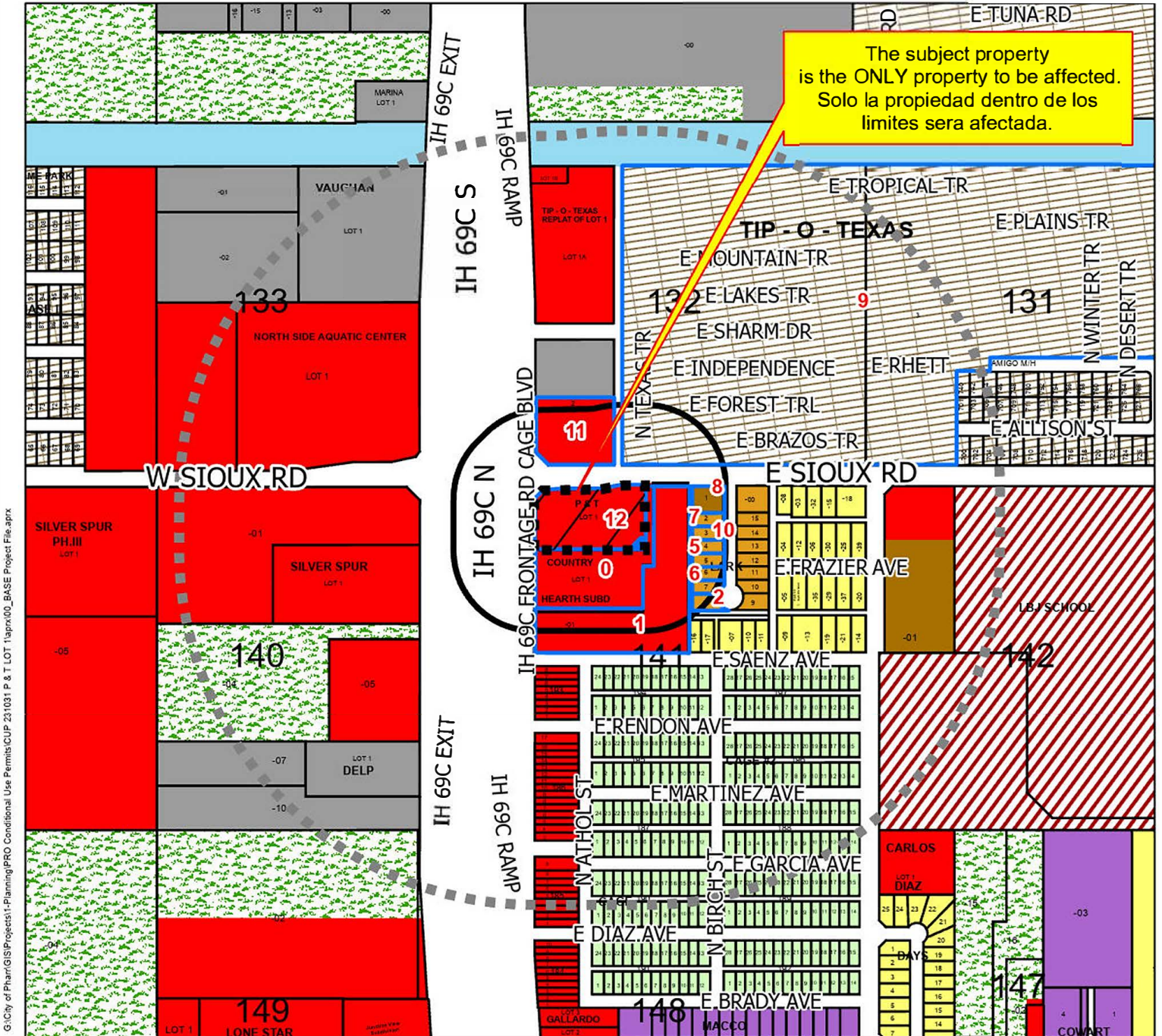
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- | | | | |
|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



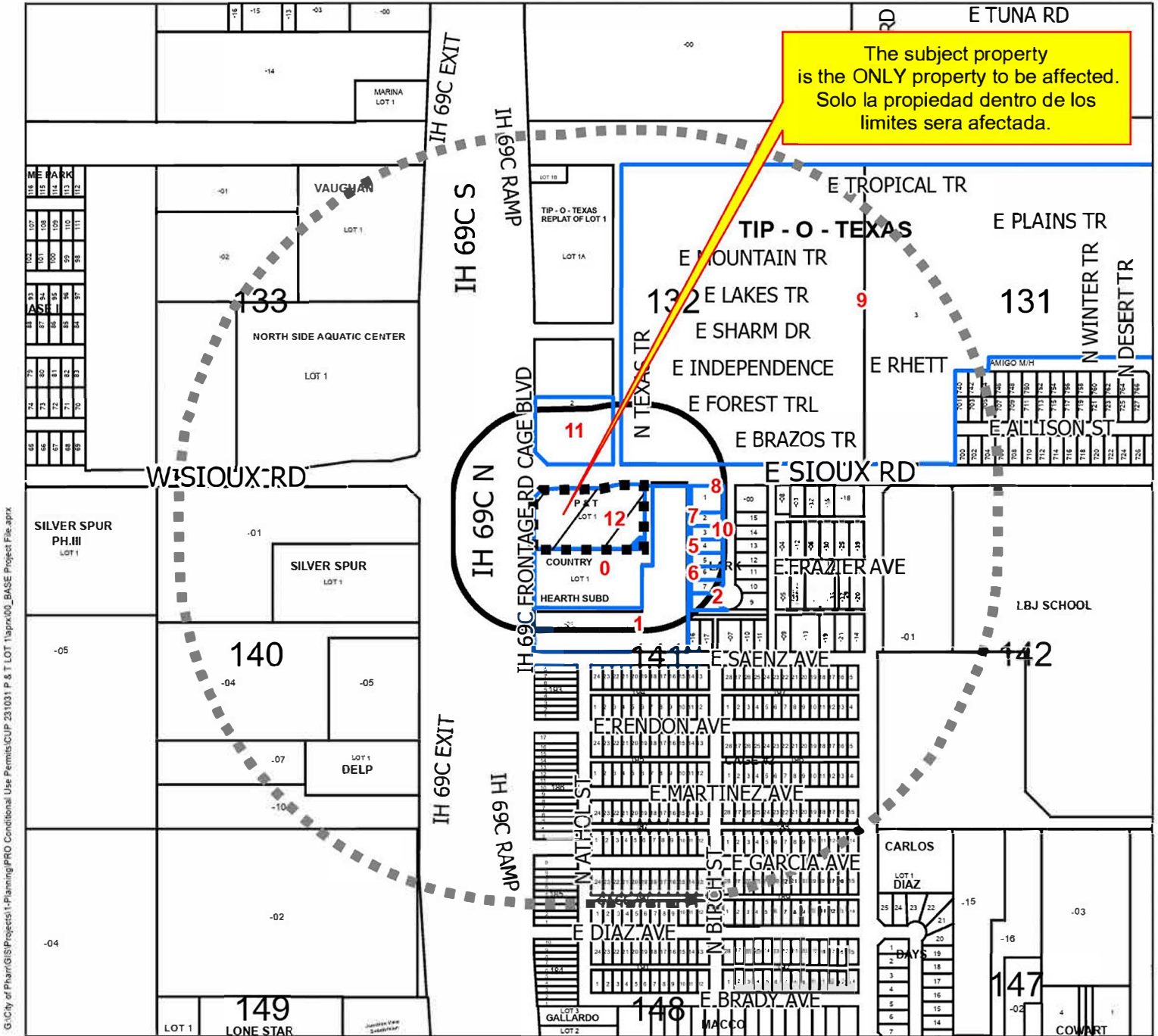


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- Notified Properties
 300 ft. Notification Buffer
 Location
 Quarter Mile Radius

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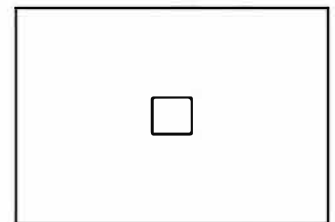
The subject property is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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- | | | |
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- Notified Properties
- 300 ft. Notification Buffer
- Location
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STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331578 - SCHEDULE A:

Tract 1:
Lot One (1), P & T SUBDIVISION, as addition to the City of Pharr, Hidalgo County, Texas, as per map or plat thereof filed on March 20, 2014, recorded under Clerk's File No. 21496080, Official Records, and Map Records, Hidalgo County, Texas.

Tract 2:
Together with an easement for purposes of padlocking and vehicular ingress & egress, as set forth in the easement agreement dated April 26, 2014, executed by PHARR and THORNTON PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP COMPOSED OF W. B. THORNTON, JR., C. W. THORNTON, M. BRENT THORNTON, JOHN B. THORNTON, JIM THORNTON BRIDGEMAN AND T.O. A. THORNTON and STRIPES LLC, recorded under Clerk's File No. 2514070, Official Records, Hidalgo County, Texas.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331578 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- The following restrictive covenants of record identified below (the most either least specific recording date or date of this exception):
- Clerk's File No. 21496080, Official Records, and Map Records, Hidalgo County, Texas, (limiting any easement or restriction based on race, color, religion, sex, disability, handicap, limited status or national origin).
- (AFFECTS THE SUBJECT PROPERTY - BLANKET IN REMARK)
- The following matters and all terms of the documents creating or referring evidence of the matters (the most either least specific recording date or date of this exception):
- All leases, grants, assignments or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and easements in the Public Records whether listed in Schedule B or not. There may be leases, grants, assignments or reservations of mineral interests that are not listed. Volume 118, Page 454, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) are not checked subsequent to the date(s) of the above referenced instrument(s).
- (AFFECTS THE SUBJECT PROPERTY - BLANKET IN REMARK)
- Oil, Gas and Mineral Lease(s) dated February 25, 1948, recorded in Volume 78, Page 153, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the above referenced instrument(s).
- Easement and/or other rights, if any, as set forth in Deed dated April 20, 1912, recorded in Volume 26, Page 218, Deed Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - BLANKET IN REMARK)
- Easement and Right of Way dated January 21, 1940, recorded in Volume 475, Page 191, Deed Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLATTABLE ITEMS)
- Utility Easement dated June 3, 1982, recorded in Volume 1175, Page 850, Deed Records, Hidalgo County, Texas, in the location shown on the survey dated August 22, 2017, but revised prepared by Lee Bond (1705793).
- (AFFECTS THE SUBJECT PROPERTY - PLATTED AND SHOWN HEREON)
- Right of Way Easement dated September 3, 1981, recorded in Volume 1750, Page 882, Deed Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLATTABLE ITEMS)
- Utility Easement dated September 8, 2006, recorded under Clerk's File No. 1881978, Official Records, Hidalgo County, Texas, but revised prepared by Lee Bond (1705793).
- (AFFECTS THE SUBJECT PROPERTY - PLATTED AND SHOWN HEREON)
- Easement and Right of Way dated January 23, 2013, recorded under Clerk's File No. 2525919, Official Records, Hidalgo County, Texas, but revised prepared by Lee Bond (1705793).
- (AFFECTS THE SUBJECT PROPERTY - PLATTED AND SHOWN HEREON)
- Minimum four electric minimum setback lines per City of Pharr Zoning Ordinance, Section 16.02, inclusive, utility easement to the City of Pharr along the West side, fifteen feet (15'), exclusive, utility easement to the City of Pharr along the North side, and ten feet (10') additional right of way along the North side, as per map or plat thereof filed on March 20, 2014, and recorded under Clerk's File No. 21496080, Official Records, and Map Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - PLATTED AND SHOWN HEREON)

BASIS OF BEARING:

The basis for all bearings shown herein is the Eastern right of way line of North Cage Boulevard, known as being N02°28'14"E, per Clerk's File No. 21496080 of the Hidalgo County Records.

SURVEYOR'S OBSERVATIONS:

- Concrete Slabwork extends a maximum distance of 7.1 feet over the northwestern property line.

FLOOD ZONE:

By scaled map location and graphic shading only, the subject property appears to be entirely in Zone B (Areas between the limits of the 100 and 500 year flood, or certain areas subject to 100 year flooding with average depths of less than 1 foot; or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 4832170002C, Effective Date October 18, 1982.

MISCELLANEOUS NOTES:

- There is direct access to the subject property via East Sioux Road and North Cage Boulevard, both being public right-of-way.
- With regard to Table A Item 11, an E11 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Locating excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, E11 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The posted address on site is 2710 North Cage Boulevard, Pharr, Texas.
- At the time of this survey, there was no discernable surface evidence of earth moving work, building construction or building additions within recent memory.
- At the time of this survey, there was no discernable evidence of the subject property being used as a solid waste dump, dump or sanitary landfill.
- At the time of this survey, there was no discernable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the cartographic jurisdiction.
- At the time of this survey, there was no discernable evidence of any recent street or sidewalk construction or repair.
- The Property surveyed and shown herein is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 17000331578 with an effective date of June 1, 2017.
- Table A Item 11(c) Apurtenant easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where applicable).
- The improvements shown herein were not identified from Pacific Orthophotography.
- All wells are plumb and do not extend over the boundary line.

PARKING:

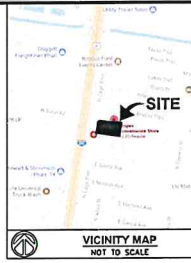
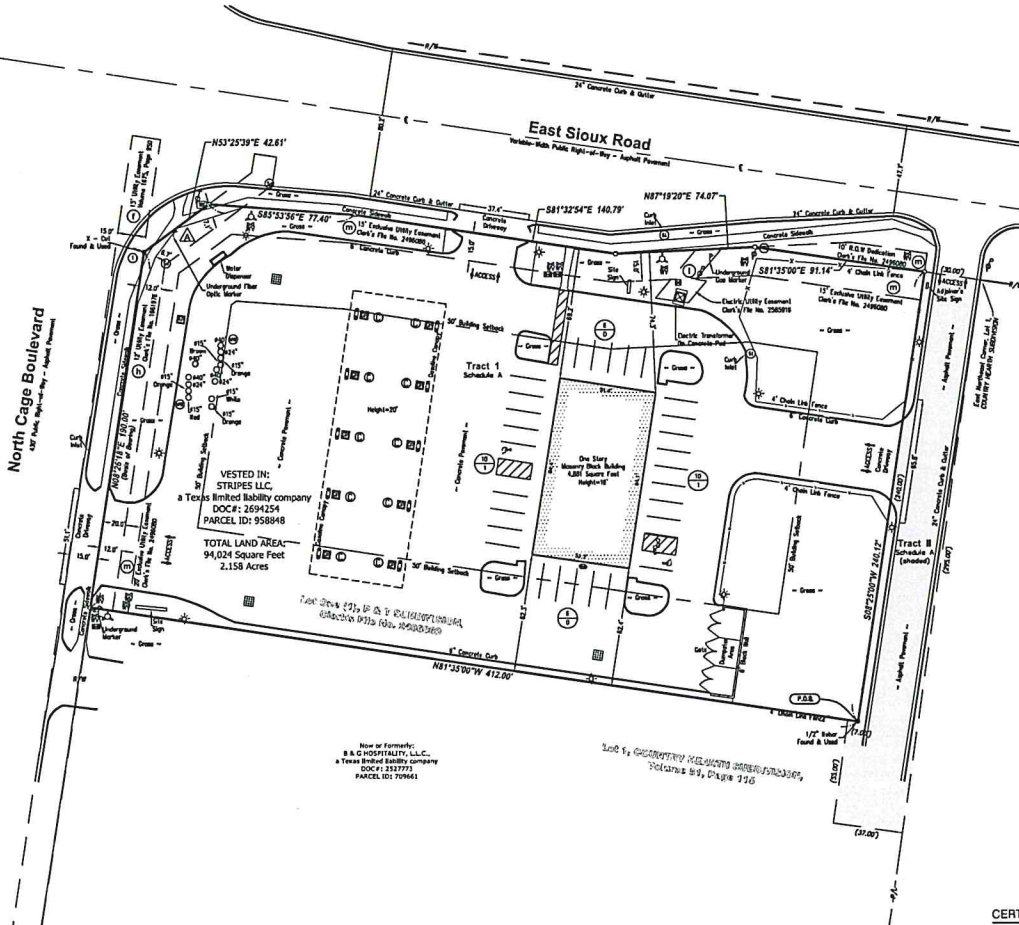
- 32 Parking Spaces
- Handicapped Spaces
- Total Parking Spaces

TOTAL LAND AREA:
94,024 Square Feet
2.158 Acres

ZONING:

Zoning Classification: C2, General Commercial
Minimum Building Schedule:
Front: 20 feet / 30 feet (max)
Side: 30 feet (max)
Rear: 30 feet (max)
Maximum Building Height: 36 feet
Parking: 1 space per 300 SF of floor area ratio

SOURCE: This zoning information is taken from a zoning report compiled by Millman National Land Services under MLE 15064, dated September 3, 2017, revised November 22, 2017.
This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.



SYMBOL LEGEND

R/W	Right-of-Way
P.A.	Adjoining Property Line
E	Easement
M	Measurement Found on Map
S	5/8" Iron Pin w/Color Gel
SL	Stamped "MILLMAN 335326123"
1	No. of Regular Parking Spaces
2	No. of Handicap Parking Spaces
3	Storm Manhole
4	Catch Basin
5	Sanitary Manhole
6	Fire Hydrant
7	Water Valve
8	Gas Meter
9	Gas Valve
10	Gas Trap
11	Traffic Vault
12	Gas Pump
13	Air Pump
14	Canopy Support Post
15	Electric Meter
16	Electric Transformer
17	Telephone Pole
18	Telephone Manhole
19	Handicapped Sign
20	Underground Utility Marker
21	Handicap Space
22	Well (as Noted)
23	Utility Pole
24	Traffic Pole
25	Light Pole
26	Fence Line (Noted)
27	Concrete Area
28	No Parking Area
29	Building Area

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Stripes LLC, its successors and assigns; and Stewart Title Guaranty Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20 and 21(a) of Table A hereof. The field work was completed on August 15, 2017.

Date of Plot or Map: August 22, 2017.

By: Lee A. Bond
Lee A. Bond, RPLS
Texas Registered Professional Land Surveyor No. 5743
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

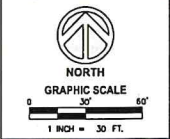
BY:	DATE:	COMMENTS:
WAP	10/12/2017	CLIENT COMMENTS
WAP	12/17/2017	CLIENT COMMENTS
WAP	12/13/2017	ADD TRACT 1
SHS	01/25/2018	CERTIFICATION

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

7-ELEVEN, INC.
3200 Hackberry Road
Irving, Texas 75063

7-Eleven #40619
Sunoco #975
2710 North Cage Boulevard
City of Pharr
County of Hidalgo
State of Texas



Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 40781
PC: CLA
PM: EPS
Drafter: DLL



Pharr
Development Services



Site Photo
2710 N CAGE BOULEVARD





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: November 8, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Villa Del Mar Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 1. **CUP#231029**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Villa Del Mar Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/8/2023
Approved - 11/8/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231029 (VILLA DEL MAR RESTAURANT)

GENERAL INFORMATION:

APPLICANT: Villa Del Mar Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6502 South Cage Boulevard, Suite 1.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, north and south. The property to the west is zoned Single Family Residential District (R-1). The area is generally designated for commercial in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Pending inspection.
	FIRE DEPARTMENT:	Pending inspection.

CODE COMPLIANCE: Pending inspection.

HEALTH: Pending inspection.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Eleven (11) surrounding property owners were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 20, 2023, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
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- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
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- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
- 9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the

planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

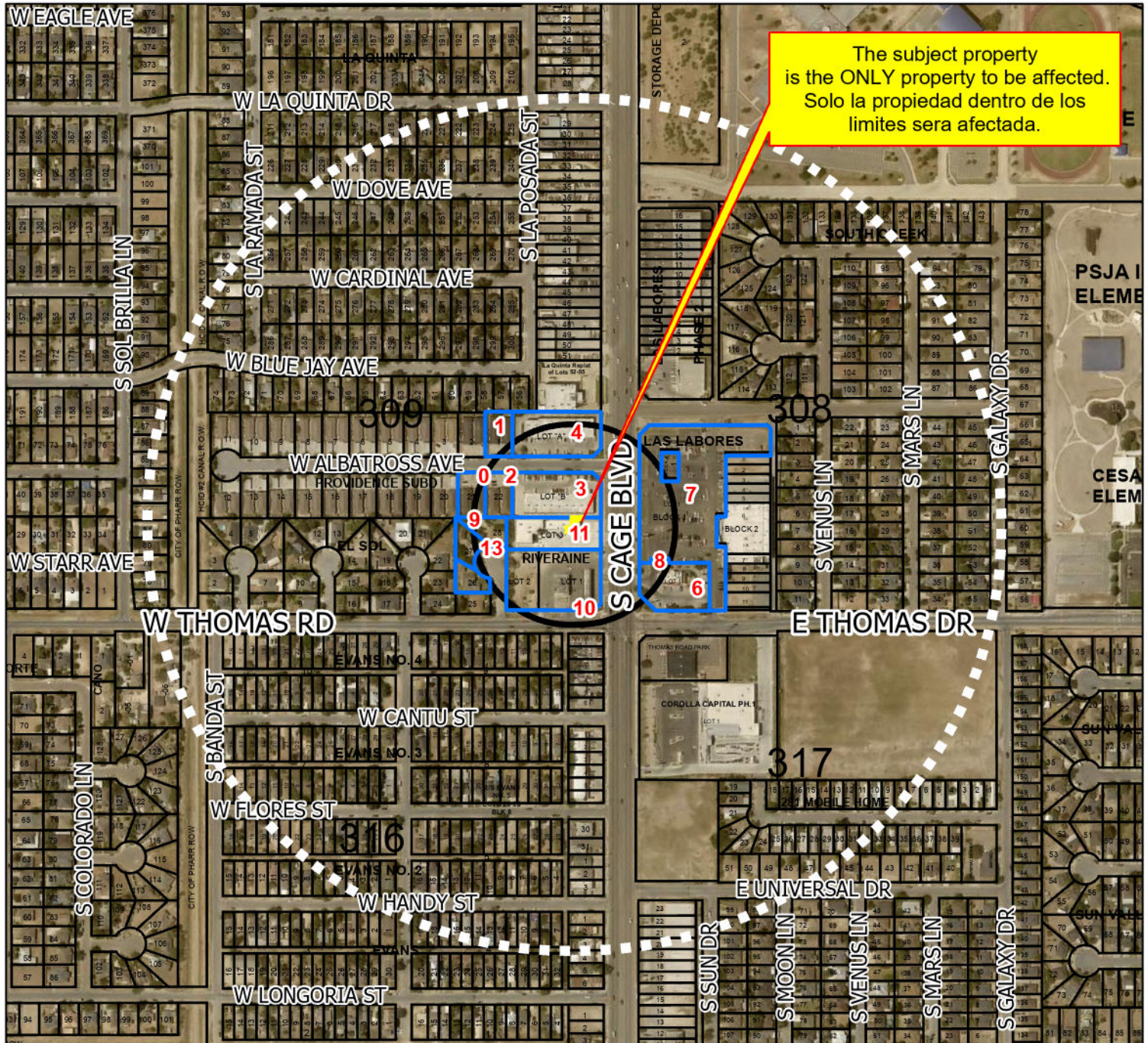
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11.The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12.Alcoholic beverage establishments shall fall into two categories:(A)Alcohol as a principle use where 51 percent or more of sales come from alcohol; or(B)Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13.The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

Proposed Conditional Use Permit
0.108 acres, more or less, out of Lot 3,
Riveraine Subdivision
Villa del Mar



- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
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- Hidalgo ISD
- Valley View ISD
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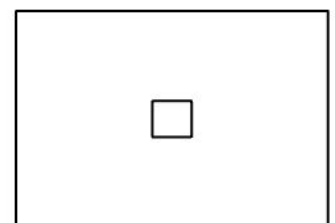
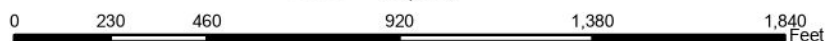
- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/26/2023

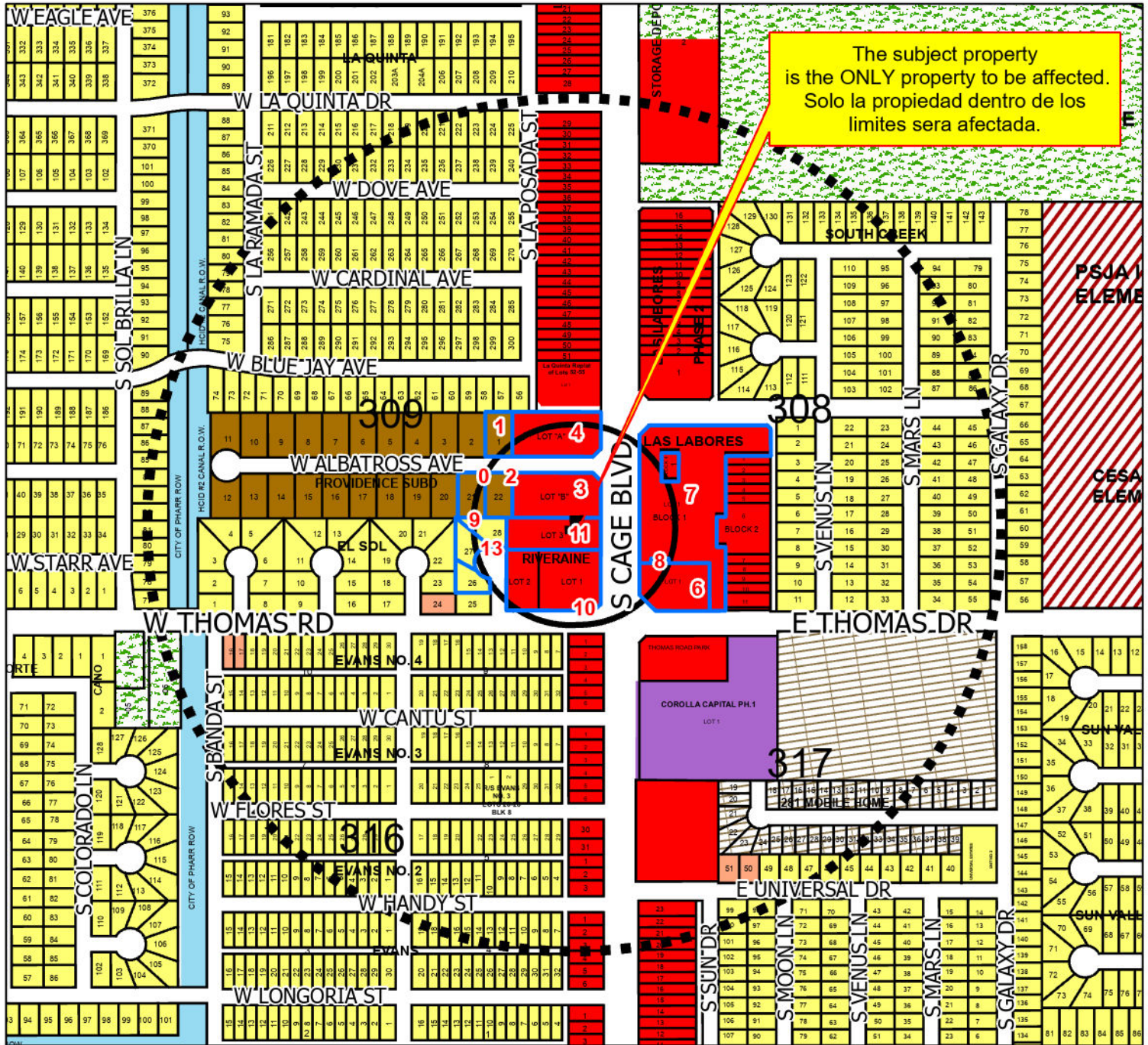
Scale: 1:5,500



Proposed Conditional Use Permit
0.108 acres, more or less, out of Lot 3,
Riveraine Subdivision
Villa del Mar



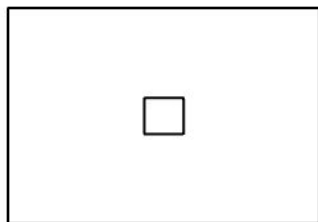
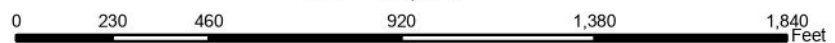
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP RIVERAINE LOT 3.aprx\00_BASE Project File.aprx



The subject property is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | |
|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Subject Property |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

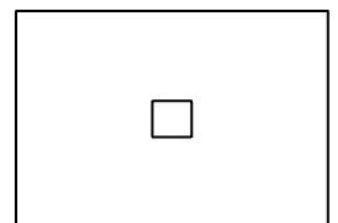


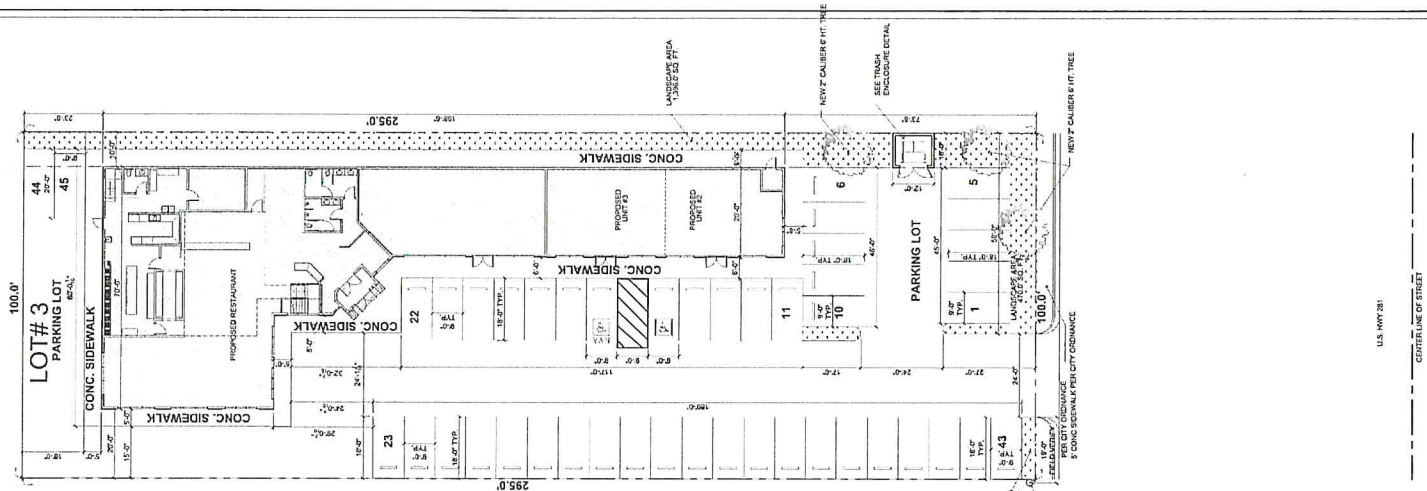


- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

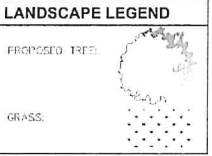
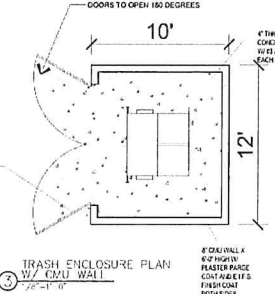
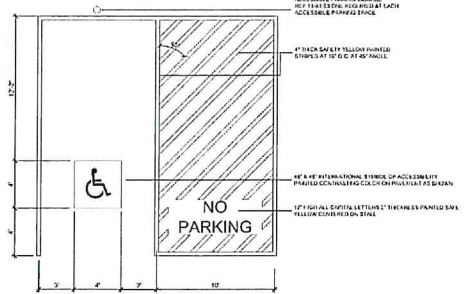
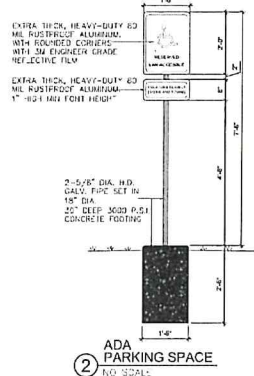
0 230 460 920 1,380 1,840 Feet

Date: 10/26/2023





3128 DINING SQ.FT./100-32 REQUIRED PARKING
RENTAL SPACES=9 REQUIRED

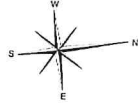


PROVIDED LANDSCAPE AREA: 178,752 SQ. FT.
PROPERTY AREA: 29,500 SQ. FT.

1 SITE PLAN SCALE: 1/16"=1'-0"

LEGAL DESCRIPTION

LOT	3
SUBDIVISION	RYANVILLE SUBDIVISION
CITY	PHAROS, TX



1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARICADE, FENCING, CONSTRUCTION TRAILER, CLEARING PROCEDURE, GRADING AND DRAINAGE, COMPLIANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBMISSION PRIORITY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOI, AND IRRIGATION SYSTEM.

CODE ANALYSIS

ADA. NOTE: THIS BUILDING AND ITS AMENITIES ARE SUBJECT TO ADA. REVIEW & ADA. RESTRICTIONS

BUILDING AREA	2018 INTERNATIONAL BUILDING CODE
RESTAURANT / RETAIL	
CONSTRUCTION TYPE (SC)	TYPE IIB
OCCUPANCY (MIXED)	GROUP A-20 SPRINKLED GROUP B (BUSINESS)
KITCHEN	828' SQ. FT.
BAR	160' SQ. FT.
RESTROOMS	276' SQ. FT.
STORAGE	308' SQ. FT.
DINING	3128' SQ. FT.
KITCHEN / BAR STR. & RESTROOMS	1590 SFI 200+ 8 OCCUPANTS
DINING	3128 SFI 15+ 209 OCCUPANTS
TOTAL RESTAURANT OCCUPANT LOAD	217 OCCUPANTS
RETAIL SUITE #2	903' SQ. FT.
RETAIL SUITE #3	903' SQ. FT.
RETAIL SUITE #4	1307' SQ. FT.
RETAIL	3113 SQ. FT./100+ 32 OCCUPANCY
TOTAL BUILDING OCCUPANT LOAD	249 OCCUPANTS

PROVIDED LANDSCAPE SPECIFICATIONS:
1. ALL PLANTING MATERIALS SHALL BE OF THE
HIGHEST QUALITY AVAILABLE AND SHALL BE
PLANTED IN ACCORDANCE WITH THE
RECOMMENDED SPECIFICATIONS AND
CARE INSTRUCTIONS PROVIDED BY THE
SUPPLIER. PLANTING SHALL BE DONE
WITHIN THE SPECIFIED TIME FRAME
AND SHALL BE MAINTAINED FOR THE
ENTIRE DURATION OF THE PROJECT.
LANDSCAPE MAINTENANCE SHALL BE
PROVIDED FOR THE DURATION OF THE
PROJECT.

DATE: 9/8/2022
DRAWN BY:
DISTINCTIVE
PLAN: 37-121

VILLA DEL MAR PLAZA

312 S. EXPRESSWAY & SUITE 100
DALLAS, TEXAS 75201
8000 WEST 140 STREET, SUITE 200
NEWPORT NEWS, VA 23606
NEWPORT NEWS, VA 23606

DISTINCTIVE
DRAWING & DESIGN LLC.

MEMBER
AIA
BD
AMERICAN INSTITUTE OF
BUILDING DESIGN

THE
BUILDING
DESIGN
INSTITUTE

SHEET NUMBER

A 1.01.1

© 2021



DATE: 06/2022
DRAWN BY:
DISTINCTIVE
PLAN L: 371-21

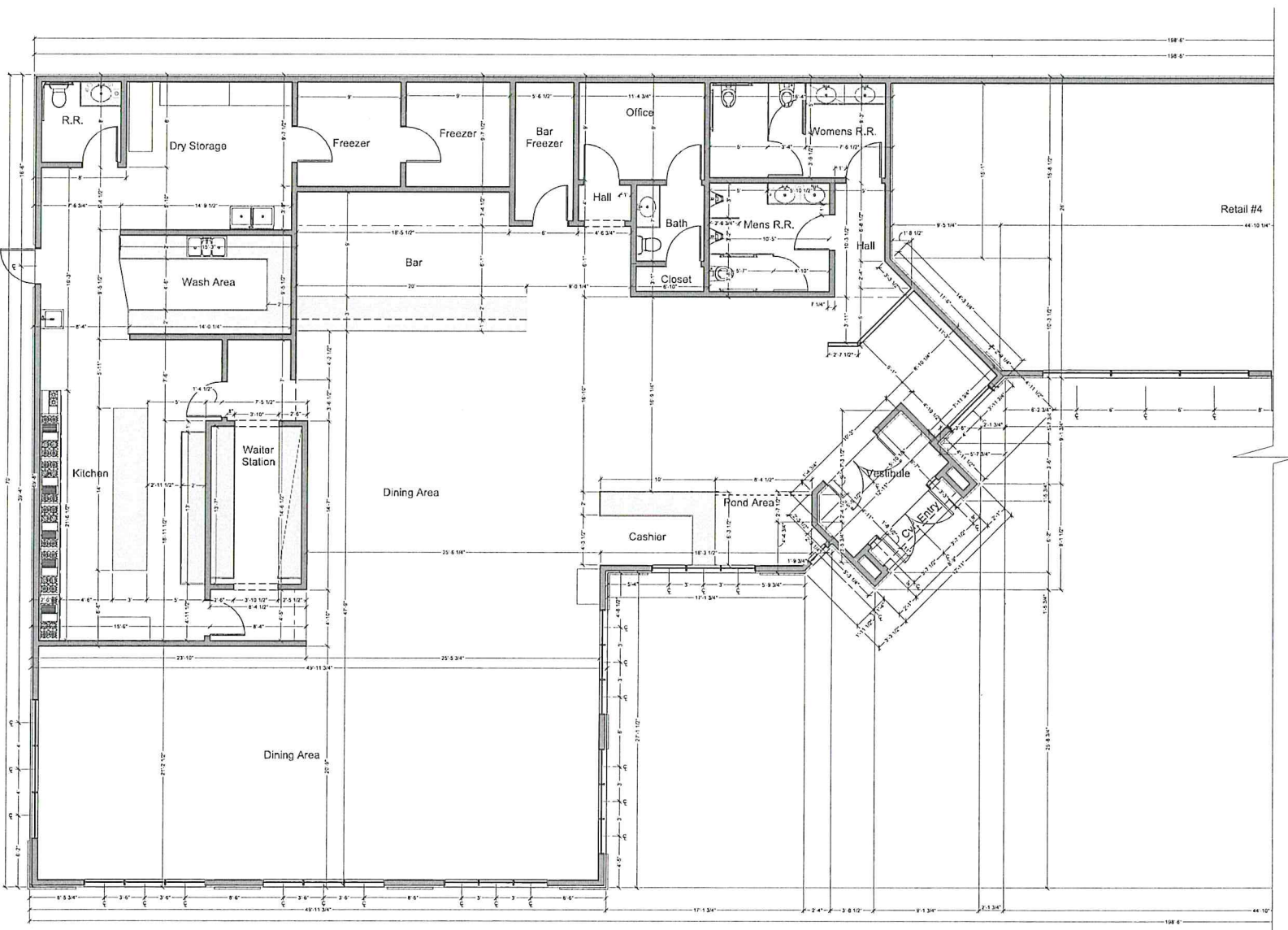
VILLA DEL MAR PLAZA

210 S. EXPRESSWAY SUITE 100
DALLAS, TEXAS 75201
972.441.1111
WWW.DISTINCTIVEDSIGN.COM
DISTINCTIVE
DRAFTING & DESIGN LLC



SHEET NUMBER
A 1.02.2

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1 DIMENSIONED 1ST LEVEL FLOOR PLAN SEC.1
SCALE: 1/4"=1'-0"

THIS SET OF DRAWINGS IS THE PROPERTY OF DISTINCTIVE DRAFTING & DESIGN LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DISTINCTIVE DRAFTING & DESIGN LLC.

ESPECIALIDADES DE LA CASA

COMBINADO VDM \$17.99
Filete de Pescado y Camarones Medianos a la Crema de Chipotle.

CAMARONES TOCINETA ESPECIALES VDM \$18.99
Rellenos de Queso Mozzarella, Envueltos en Tocino a la Plancha, Bañados en Crema de Chipotle.

GUISADO VDM \$14.99
Filete de Pescado, Camarón, Pulpo y Jaiba en Salsa Veracruzana.

ROLLO RELLENO VDM \$18.99
Filete de Pescado Relleno de Camarón y Queso Crema, Empanizado y Bañado en Crema de Chipotle y Trozos de Tocino.

ORDENES INCLUYEN: ARROZ, VEGETALES, ENSALADA VERDE Y PAPAS FRITAS

TORRE VDM \$19.99
Ceviche de Pescado, Camarón, Pulpo, Jaiba y Aguacate, Bañada en Salsa de la Casa.

MOLCAJETE VDM \$26.99
Fajita de Res, Camarones a la Plancha, Queso Panela Asado, Cebollita Cambray, Jalapeños Treados, Bañados en Salsa Ranchera.

PESCADO ENTERO PRECIO VARIA SEGUN PESO

HUACHINANGO \$1.50 OZ
TILAPIA \$14.99
RELLENO \$3.00 EXTRA

EMPANIZADO
FRITO
PLANCHA

AL AJILLO - A LA VERACRUZANA
AL CHIPOTLE - A LA TABASQUEÑA (NO EN TILAPIA)
AL MOJO DE AJO - RELLENO DE CAMARÓN (NO EN TILAPIA)
A LA DIABLA - RELLENO DE MARISCOS (NO EN TILAPIA)
A LA MANTEQUILLA - ZARANDEADO (NO EN TILAPIA)

ORDENES INCLUYEN: Arroz, vegetales, ensalada verde y papas fritas

BOTANAS RES O POLLO

PARA 1 \$17.99
PARA 2 (*MIXTA*) \$29.99

ORDENES INCLUYEN: Panchos, Fajita de Res o Pollo, Quesadillas, Arroz, Frijoles, Tomate, Cebolla, Jalapeño y Aguacate



MEXICANA

BISTEC RANCHERO \$16.99

FAJITA TOREADA DE RES O POLLO \$17.99

HAMBURGUESA ESPECIAL \$11.99
Queso Cheddar, Jamón, Tocino, Aguacate, Papas Fritas, Frijoles y Jalapeños

MILANESA DE RES O POLLO \$15.99

TAMPIQUEÑA \$18.99
Fajita a la Plancha, 2 Quesadillas Bañadas en Salsa Ranchera, Chile Morrón, Cebolla y Jalapeño Treado

TOSTADAS A LA MEXICANA DE FAJITA DE RES, POLLO O CAMARÓN .. \$14.99

TACOS

TACOS A LA PLANCHA \$14.99
4 Tacos de Fajita en Harina, Frijoles y Queso, Mozzarella

TACOS DE CAMARÓN C/5 \$13.99

TACOS REYNOSA \$12.99
5 Tacos de Fajita en Maíz, o 4 en Harina, Cebolla y Cilantro

TACOS REYNOSA CON QUESO \$13.99

TACOS DE CHICHARRÓN DE PESCADO C/4 \$12.99

TACO GOBERNADOR CAMARÓN C/4 \$14.99

TACOS VIVA MEXICO CAMARÓN O POLLO \$12.99
5 Tacos de Camarón o Pollo, Bañados en Salsa Verde, Crema, Queso Fresco y Salsa Roja

PARA SACIAR TU SED BEBIDAS

AGUAS FRESCAS \$2.99
AGUAS FRESCAS 1 REFIL GRATIS

- HORCHATA
- JAMAICA
- MELÓN
- TE HEALDO
- TE SIN AZÚCA

REFRESCO DE FUENTE \$2.99

- COCA COLA
- DIET COKE
- DR. PEPPER
- SPRITE
- ZERO

REFRESCO MEXICANO \$3.50

- AGUA MINERAL - MANZANA
- COCA COLA - SPRITE
- DIET COKE - TORONJA
- DURAZNO

LIMONADA \$3.50
1 REFIL GRATIS

BOTELLA DE AGUA \$2.50

CERVEZA

DOMESTICA \$3.99

- BUDLIGHT
- BUDWISER
- MICHELOB ULTRA
- MILLER LITE

IMPORTADA \$4.50

- BOHEMIA - NEGRA MODELO - VICTORIA
- CORONA - PACIFICO - XX LAGER
- INDIO - TECATE LIGHT
- MODELO ESPECIAL - TECATE ROJA

CUBETAS (6)

DÓMESTICA \$19.99

IMPORTADA \$22.99

BEBIDAS PREPARADAS

AGUA MINERAL PREPARADA \$4.99

CHELADA DÓMESTICA O IMPORTADA \$5.99

LIMONADA CON AGUA MINERAL \$4.99

CLAMATOS

CLAMATO \$4.99

CLAMATO CON AGUA MINERAL \$5.99

CLAMATO VDM \$9.99

CLAMATO CON OSTIONES \$10.99

MICHELADAS DÓMESTICA O IMPORTADA

MICHELADA \$8.99

MICHELADA VDM \$12.99

MICHELADA CON OSTIONES \$12.99

MICHELADA VDM X-TREAM \$19.99

COCTELES \$7.99

COLADAS

- PIÑA
- FRESA COLADA

MOJITO

- MOJITO FRESA
- MOJITO PEPINO

MARGARITAS

- FRESA - HORCHATA
- MANGO - PEPINO
- JAMAICA

COMPLEMENTOS

ARROZ \$3.50

CEBOLLA EMPANIZADAS \$5.99

FRIJOLAS \$2.99

TOTOPOS \$1.99

GUACAMOLE NATURAL O MEXICANA \$8.99

PAPAS FRITAS \$5.99

SALSA EXTRA \$0.99

15% de propina adicional se agregará a su cuenta en grupos de 6 personas o más

POSTRES \$5.99

- BROWNIES
- CHOCOFAN
- FLAN NAPOLITANO

- PASTEL DE 3 LECHES
- PAY DE QUESO
- POSTRE DE TEMPORADA



VILLA DEL MAR
RESTAURANT

SINCE 1987

REYNOSA ★ MISSION ★ PHARR ★ PALMVIEW ★ ALTON ★ MCALLEN ★ EDINBURG ★ WESLACO
1 800 315 VILLA (8455) WWW.VILLADELMAR.US @VILLADELMARREST

TOSTADAS

	3 PIEZA	1 PIEZA
CEVICHE DE PESCADO	\$10.99	\$4.99
CEVICHE DE CAMARÓN O ENSALADA DE CAMARÓN	\$11.99	\$5.25

LOS MEJORES CHICHARRONES

ORIGINAL - BÚFALO - PIMIENTA LIMÓN

TILAPIA	\$1.99
BASA	\$2.25
CATÁN	\$2.50

ADVERTENCIA: En algunos pescados o mariscos existen espinas o pequeños huesos

CALDOS Y SOPAS

	MEDIANO	GRANDE
CALDO DE CAMARÓN	\$9.99	\$14.99
CALDO PESCADO	\$8.99	\$13.99
CALDO DE PESCADO Y CAMARÓN	\$10.99	\$15.99
SOPA DE MARISCOS	\$12.99	\$16.99

TLALPEÑO: MEDIANO \$1.99 EXTRA / GRANDE \$2.99 EXTRA
Aguacate, Arroz, Chipotle y Queso Mozzarella

EXQUISITO PULPO

\$15.99

- A LA DIABLA
- A LA MANTEQUILLA
- AL AJILLO
- AL MOJO DE AJO
- ARROZ CON PULPO
- RANCHERO

ORDENES INCLUYEN:

Arroz, vegetales, ensalada verde y papas fritas

CAMARONES MEDIANOS \$15.99

- AL CHIPOTLE
- AL CILANTRO
- A LA CREMA DE CHIPOTLE
- A LA DIABLA
- A LA MEXICANA
- A LA VERACRUZANA
- CON ARROZ
- CON FAJITA A LA PLANCHA
- EN CREMA DE 3 QUESOS
- GRATINADOS CON TOCINO
- POBLANOS
- RANCHEROS
- ROCKEFELLER



GRANDES \$16.99

- AL AJILLO
- AL COCO
- AL MOJO DE AJO
- AL MADRAZO
- A LA PLANCHA
- EMPANIZADOS
- TOREADOS

RELLENOS \$17.99

- COSTA AZUL
- DE QUESO ENVUELTOS EN JAMÓN
- TOCINETA

ORDENES INCLUYEN: Arroz, vegetales, ensalada verde y papas fritas

FILETE DE PESCADO \$15.99

- A LA CREMA DE CHIPOTLE
- A LA CREMA DE TRES QUESOS
- A LA DIABLA
- A LA MANTEQUILLA
- A LA MEXICANA
- A LA PLANCHA
- A LA VERACRUZANA
- AL CHIPOTLE
- AL CILANTRO
- AL AJILLO
- AL MOJO DE AJO
- AL VAPOR CON VEGETALES
- EMPANIZADO
- POBLANO
- RANCHERO
- ROCKEFELLER

FILETE RELLENO \$17.99

- A LA TABASQUEÑA
- RELLENO DE CAMARÓN
- RELLENO DE MARISCOS
- ROLLOS RELLENOS DE CAMARÓN
- ROLLOS RELLENOS DE MARISCOS

PLATILLO COMBINADO \$17.99

ORDEN DE FILETE, MEDIA ORDEN DE CAMARONES EMPANIZADOS

ORDENES INCLUYEN: Arroz, vegetales, ensalada verde y papas fritas

LOS MEJORES COMBOS

TLALPEÑO: \$1.99 EXTRA

COMBO 1	\$9.99	COMBO 5	\$15.99
3 Chicharrones y Papas Fritas		Sopa de Mariscos,	
COMBO 2	\$10.99	3 Chicharrones y Arroz	
3 Chicharrones, Arroz, Ensalada Verde y Papas Fritas		COMBO 6	\$15.99
COMBO 3	\$13.99	Caldo de Camarón y Pescado, 3 Chicharrones y Arroz	
Caldo de Pescado, 3 Chicharrones y Arroz		COMBO 7	\$15.99
COMBO 4	\$14.99	Coccol Chico y 3 chicharrones	
Caldo de Camarón, 3 Chicharrones y Arroz		COMBO 8	\$13.99
		3 Chicharrones, 3 Camarones, Arroz, Ensalada Verde y Papas Fritas	

Todos los combos incluyen refresco de fuente o agua fresca

NUESTRAS CHAROLAS

CHAROLA #1	\$33.99
15 Chicharrones de Pescado	
CHAROLA #2	\$38.99
20 Chicharrones de Pescado	
CHAROLA #3	\$43.99
25 Chicharrones de Pescado y Guacamole	

TODAS LAS ORDENES INCLUYEN: Frijoles, arroz, cebollas empanizadas, papas fritas, tortillas, Limones, salsa y 2 consomés

FUENTES FAMILIARES EMPANIZADA - PLANCHA

MARISCADA	\$37.99
6 Camarones Empanizados, 1 Aguacate Relleno de Atún o Camarón, 4 Filetes Empanizados, Arroz, Ensalada Verde, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
PARILLADA	\$42.99
Fajita de Res Toreada, Fajita de Pollo Toreada, Camarones Medianos Toreados, Frijoles, Arroz, Guacamole, 2 Chiles Toreados y 4 Quesadillas de Maiz.	
MARISCADA "1987"	\$42.99
3 Chicharrones, 3 Camarones Empanizados, 3 Jaibas Rellenas, 3 Tostadas de Ceviche, 2 Coccolitos Chicos, Arroz con Pulpo, Ensalada Verde, Cebollas Empanizadas, Papas Fritas y 3 Consomés.	
MAR Y TIERRA	\$42.99
Botana para 1, 6 Camarones Empanizados, 2 Filetes de Pescado, 2 Quesadillas, Frijoles, Arroz, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
CHAROLA BOTANERA	\$30.99
6 Camarones Empanizados, 8 Chicharrones, Frijoles, Arroz, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
FIESTA DE CAMARONES	\$44.99
3 Camarones Costa Azul, 3 Tocineta, 3 Al Madrazo, 3 Empanizados, 1 Aguacate Relleno de Camarón, Arroz, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
FIESTA MEXICANA	\$39.99
5 Tacos Reynosa, 4 Tacos a la Plancha, 4 Tostadas a la Mexicana de Res, 2 Chiles Toreados y 1/2 Guacamole (No incluye Pan y Tortillas).	

TODAS LAS ORDENES INCLUYEN: Pan o tortillas



Pharr
Development Services



Site Photo

6502 South Cage Blvd. Ste 1





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: November 8, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6905 South Jackson Road. **CUP#231030**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/8/2023
Approved - 11/8/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC
FILE NO. **CUP#231030** (Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill)

GENERAL INFORMATION:

APPLICANT: Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 6905 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the north, and south. The property to the east is zoned Single-Family Residential District (R-1). The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

COMMENTS:

POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Forty-one (41) surrounding property owners were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 20, 2023, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across

intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
- 7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.

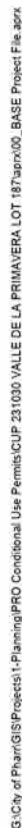
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

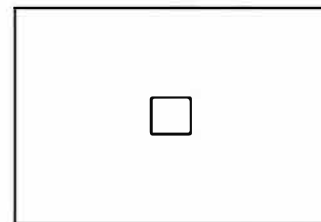
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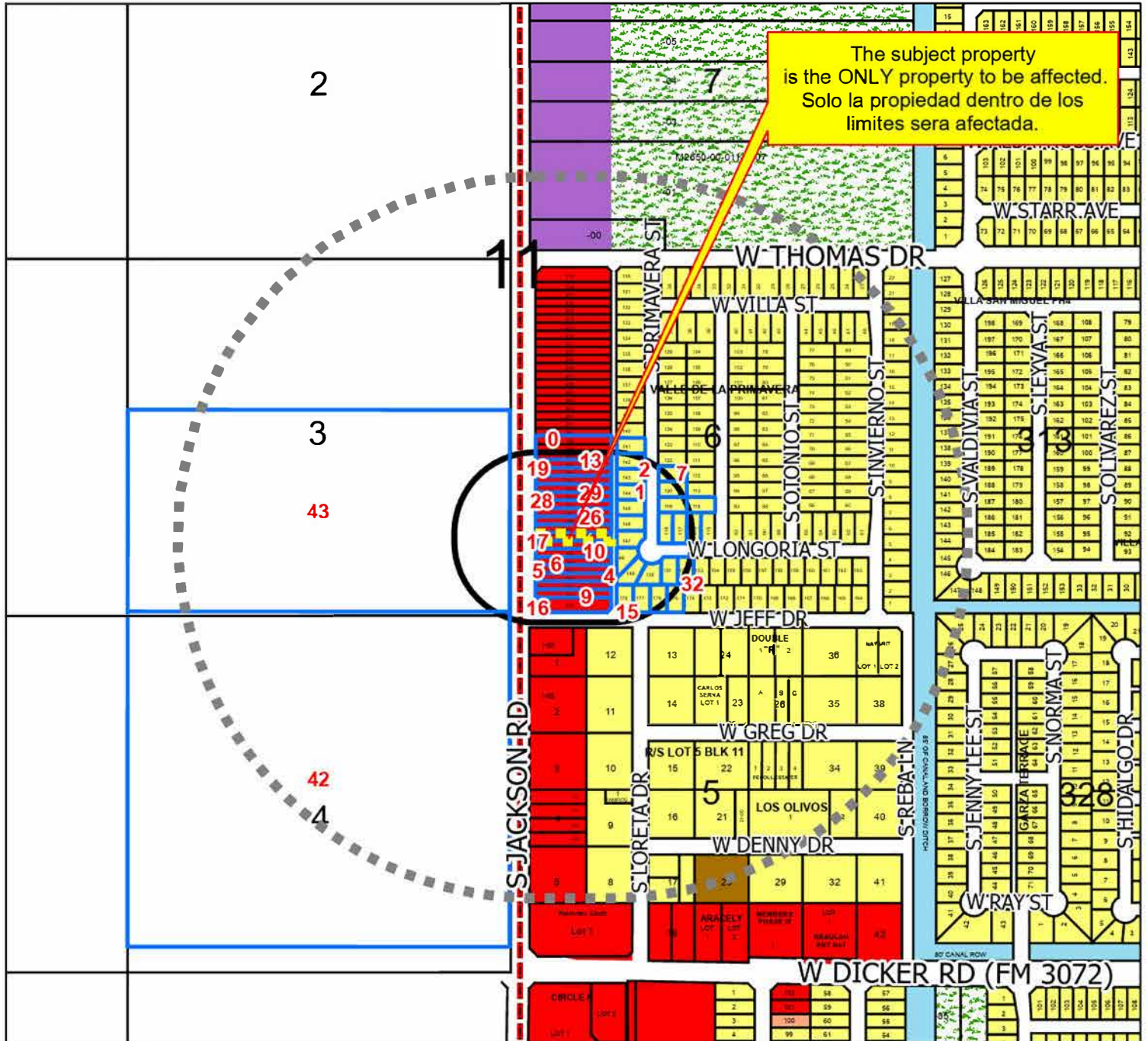
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.



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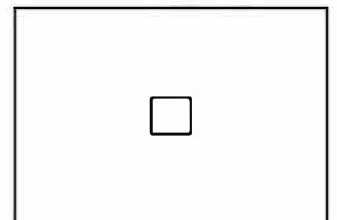
Agricultural Open Space
Single Family
Single Family Small Lot
Residential Multi-Family
Residential Multi-Family High Density
Mobile Home
Townhouse
HUD Code

Rail Road R.O.W
Government Owned
General Business
Business District
Heavy Commercial
Heavy Industrial
Limited Industrial

Neighborhood Commercial
Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
Planned Unit Development

Notified Properties
300 ft. Notification Buffer
Subject Property
Quarter Mile Radius

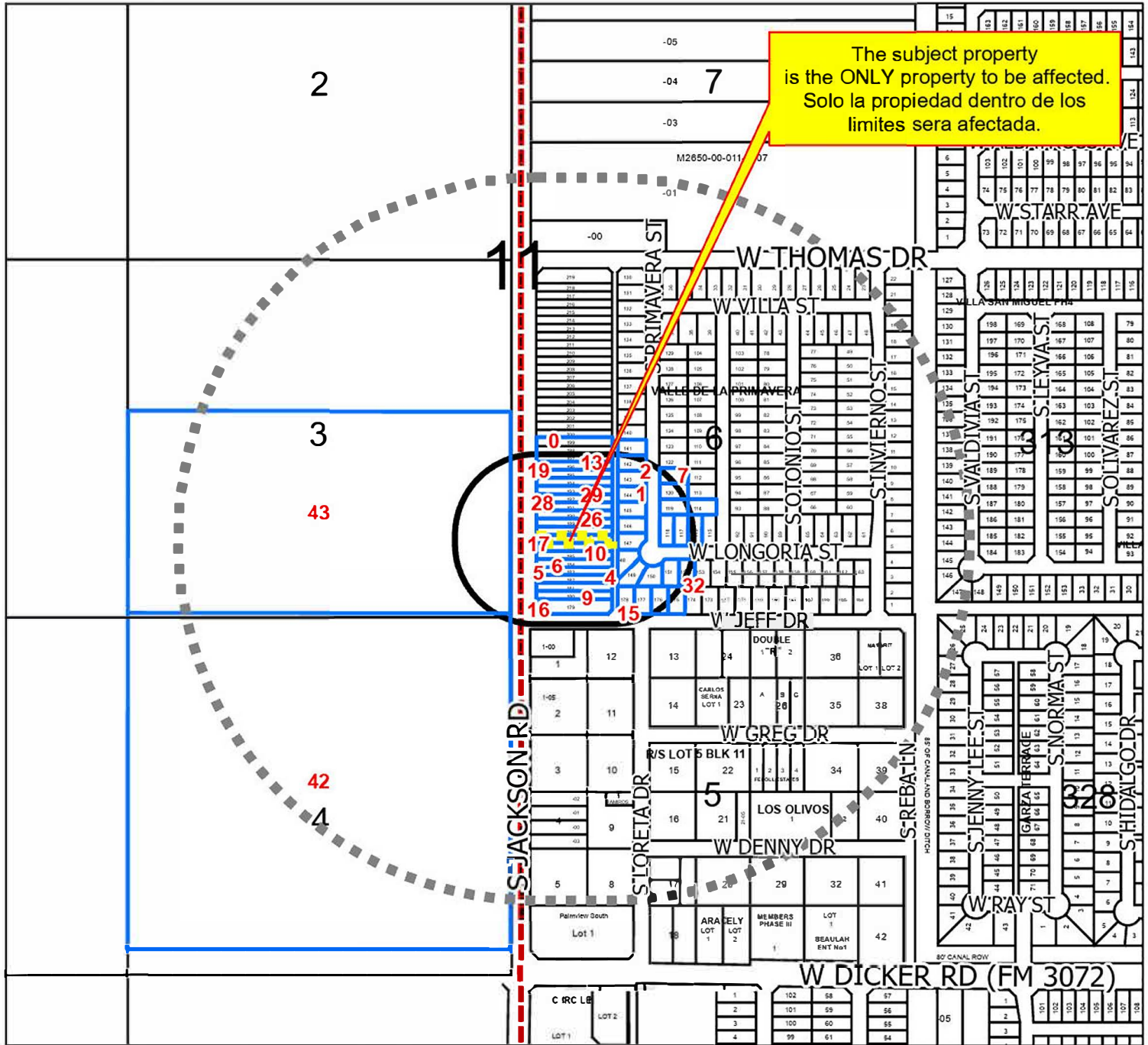
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Conditional Use Permit
Valle De La Primavera Lot 187
Gallinas Locas Bar and Grill
Radius



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 231030 VALLE DE LA PRIMAVERA LOT 187\aprx00_BASE Project File.aprx

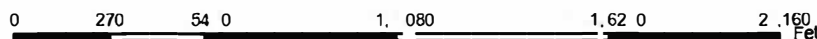


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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Subject Property |
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| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

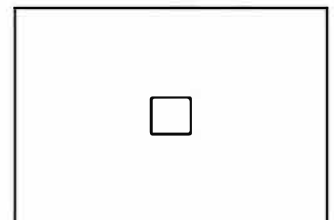
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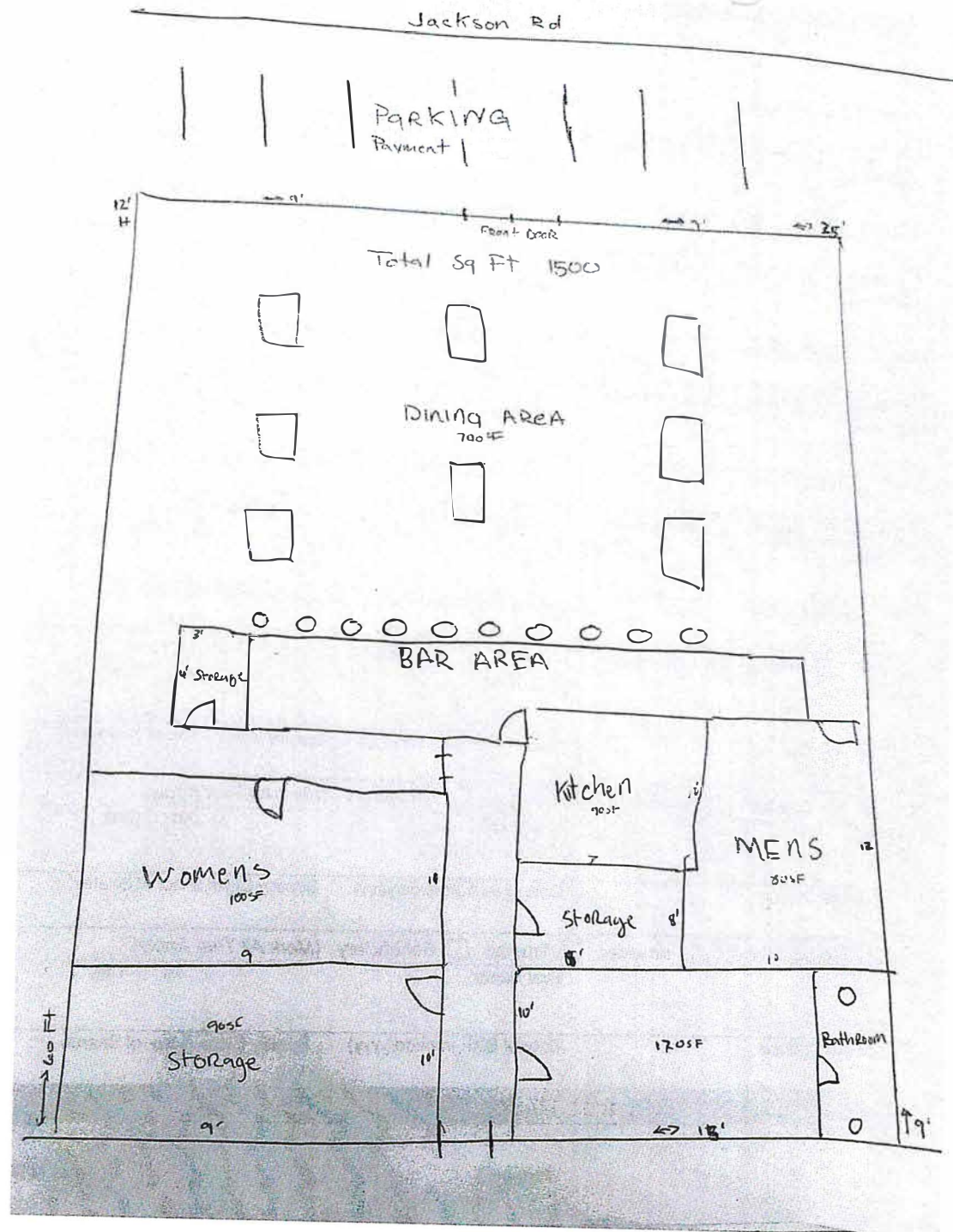
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,500



Date: 10/24/2023





GALLINAS LOCA'S
BAR & GRILL
MENU

COMBO 1

3 CHICKEN STRIPS WITH A SIDE \$13.99

COMBO 2

8 WINGS AND A SIDE \$13.99

COMBO 3

CHICKEN SANDWICH AND A SIDE \$11.99

COMBO 4

HOUSE SALAD \$8.99

WITH CHICKEN \$13.99

FOUNTAIN DRINK \$2.99



Pharr
Development Services



Site Photo

6905 South Jackson Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: November 8, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property is physically located at 550 North Jackson Road. **CUP#231032**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premises consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/8/2023
Approved - 11/8/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231032 (Michael Wright, CFO., DBA Parry's Pizza)
--

GENERAL INFORMATION:

APPLICANT: Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 550 North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, north, and south. The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Pending inspection.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Pending inspection.

HEALTH: Pending inspection.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Five (5) surrounding property owners were notified of the request by letter on November 3, 2023, and a legal notice was published in the Monitor Newspaper on November 4, 2023. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 20, 2023, at 4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
- 7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
- 9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall

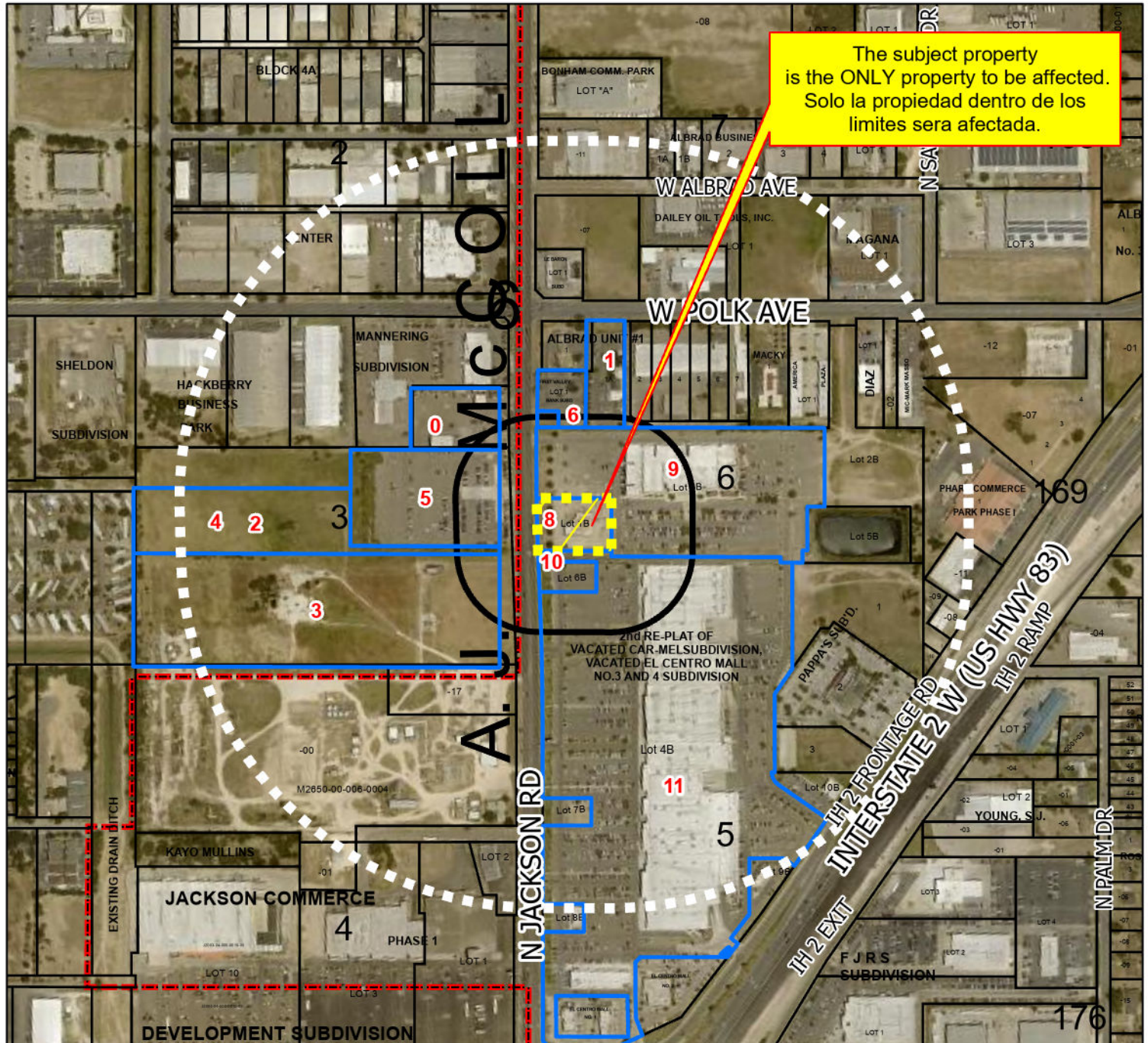
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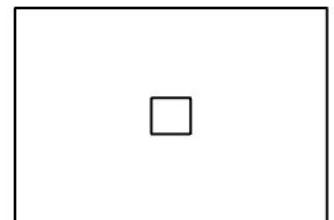
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

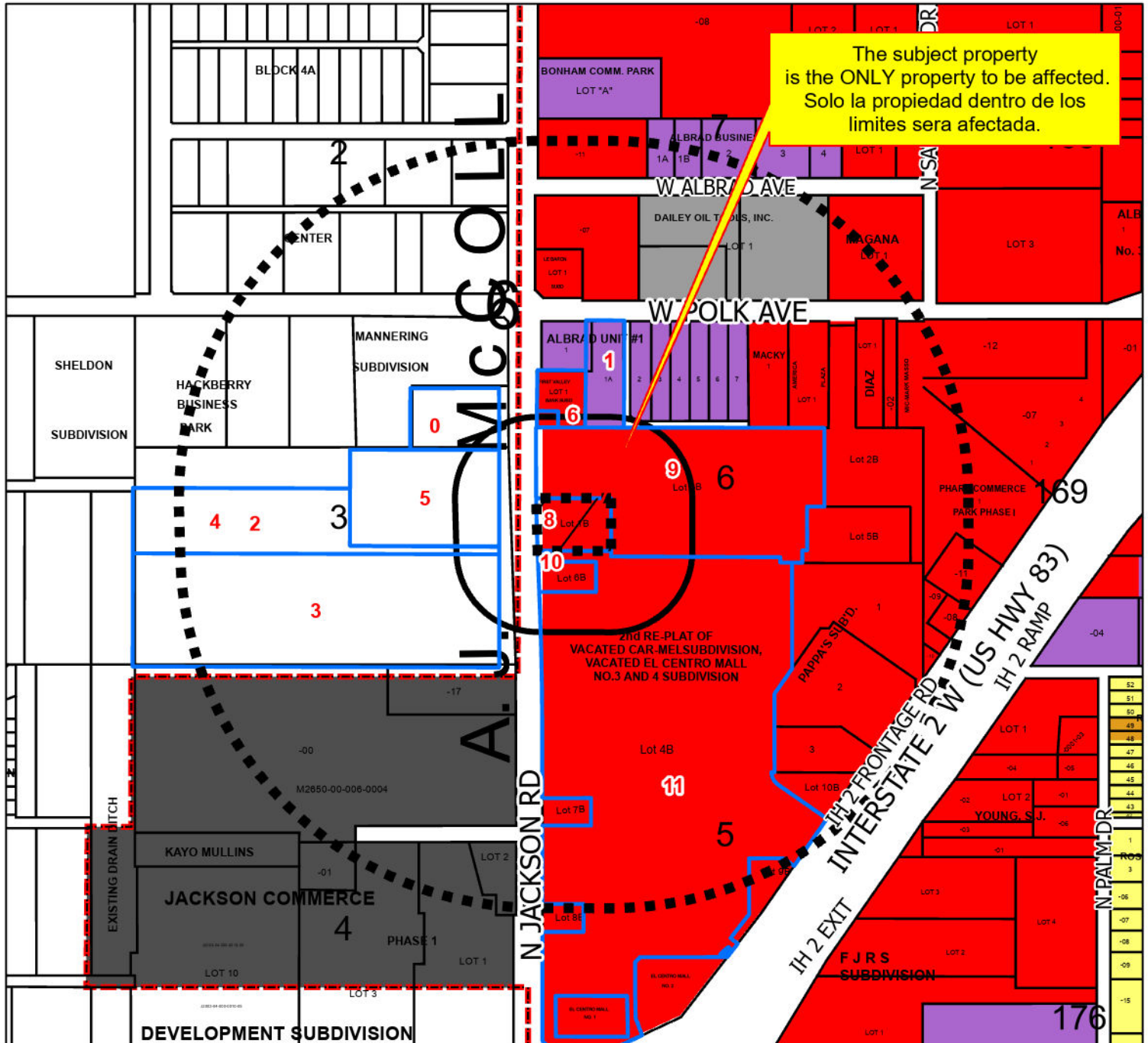
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

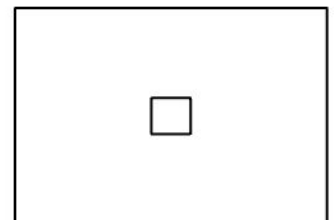
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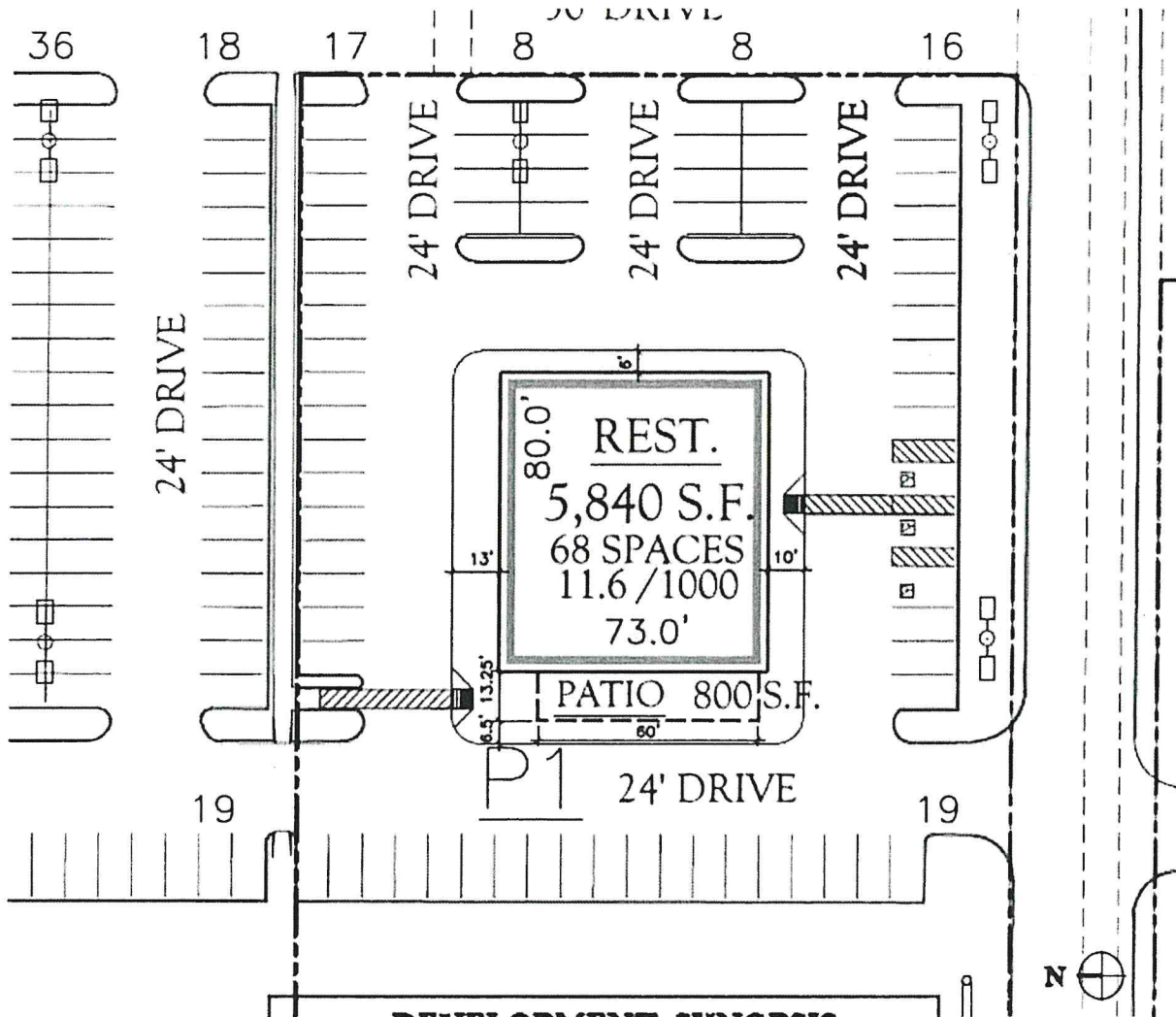
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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
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DEVELOPMENT SYNOPSIS
REQUIREMENTS PER CITY OF PHARR, TEXAS

TOTAL LAND AREA	(±1.2283 AC.)	± 53,504SF
TOTAL BUILDING AREA (GLA ONLY)		5,840 S.F.
DENSITY		10.9 %
RESTAURANTS	5,840 S.F. (1/100 S.F.)	59 SPACES
TOTAL PARKING REQUIRED		59 SPACES
PARKING RATIO REQUIRED		10.1 /1000
*TOTAL PARKING PROVIDED		68 SPACES
PARKING RATIO PROVIDED		11.6 /1000



PARRY'S PIZZERIA ELEVATION



Entry North West View



1255 Waukegan Ave. N. Seattle, WA 98109
P: (206) 283-6700
nationalsigncorp.com

CLIENT INFORMATION:
Parry's Pizzeria
PHARR, TX

REPRESENTATIVE:
Tim Zamberlin

DESIGNER:
Pushkar

DATE:
07/31/23

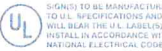
REVISION:

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REVIEWED BY:

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SCALE:

DESIGN NUMBER:
22-188-V3-FP-BW

JOB NUMBER:
42779-05

FINAL PRINT

A-LA-CARTE CATERING

CATERING APPS

KNICKERBOCKER CHEESY BREAD
13.99 Serves 4-6

BONELESS WINGS
10.99 20 Wings • Serves 4-6

BUFFALO WINGS (BONE-IN)
25.99 20 Wings • Serves 4-6

WING SAUCES

Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

CATERING TRAYS

CATERING TRAYS SERVE 6-8

SANDWICH TRAY 35.99
Italian or Philly Cheesesteak

STROMBOLI TRAY 36.99
Zesty Pepperoni, Veggie, Syracuse or Chicken Club

CATERING PASTA PLATTERS

CATERING PASTA PLATTERS SERVE 6-8

MANHATTAN MAC & CHEESE 43.99
With Bacon
With Fresh-Roasted Chicken 53.99

TITLE TOWN PASTA BOWL 43.99
With Meatballs

FETTUCCHINE ALFREDO 46.99
With Fresh-Roasted Chicken 56.99

SPICY ALFREDO 40.99
With Fresh-Roasted Chicken 50.99

BIG CITY BOLOGNESE 49.99

A-LA-CARTE-PIZZAS

18" SIGNATURE PIZZAS START AT

Each pizza serves 6-8 people when paired with additional catering options (see reverse side for selection)

CATERING SALADS

HOUSE
Serves 6-8 • With Chicken

CAESAR
Serves 6-8 • With Chicken

DRESS IT UP!

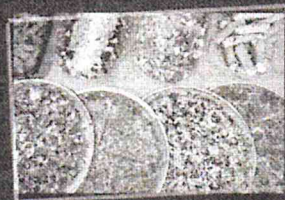
Homemade White Ketchup (aka Ranch), Blue Cheese, Honey Mustard, Italian or Caesar

CATERING COMBOS, DESSERTS & DRINKS

CATERING COMBOS...FROM \$5 PER PERSON!

STROMBOLI COMBO

Combination of Zesty Pepperoni, Veggie, Syracuse and Chicken Club Stromboli - Serves 12-16



PIZZA PARTY COMBO

Pick four 18" signature pizzas, 20 boneless wings and a House and Caesar Salad - Upgrade to Buffalo wings for - Serves 14-18

THE ITALIAN COMBO

Two pastas (Title Town with Meatballs & Spicy or Regular Fettuccine Alfredo with Chicken), Knickerbocker Cheesy Bread, House and Caesar Salad and 12 cannoli - Serves 18-24

THE BIG APPLE COMBO

Lil' Avery's Cheese Pizza, Zesty Lady Liberty Pizza, The Five Boroughs Pizza, SoHo Veggie Pizza, 40 boneless wings, a House and Caesar Salad and 12 cannoli - Upgrade to Buffalo wings for - Serves 18-24

CATERING DESSERTS

CANNOLI PLATTER

24.99 Twelve 48.99

FIFTH AVENUE CHEESECAKE

A whole creamy NY-style cheesecake served with your choice of sauce



TAKEOUT DESSERTS

THE SCOOP

Vanilla ice cream served with your choice of sauce

HIGH LINE FRIED DOUGH

Choose granulated or powdered sugar and dipping sauce

CROWN HEIGHTS COOKIE

A hot chocolate chunk cookie topped with vanilla ice cream and whipped cream

LEMON BUTTER CAKE

A delicious, creamy cake served with ice cream and a candied lemon zest topping

FIFTH AVENUE CHEESECAKE

Slice of creamy NY-style cheesecake served with your choice of sauce

CANAL ST. CANNOLI

Two completely craveable authentic cannoli served with your choice of sauce

TAKE A DIP!

Add chocolate, caramel, white chocolate or raspberry sauce to any dessert

NON-ALCOHOLIC DRINKS

FOUNTAIN DRINKS

Coke, Diet Coke, Coke Zero, Dr Pepper, Sprite, Fanta Orange, Barq's Root Beer or Minute Maid Lemonade



LEMONADE BLAST!

Delicious and refreshing lemonade infused with your choice of real strawberries, mangoes or raspberries

2-LITER SODAS

Coke, Diet Coke, Dr Pepper or Sprite



EAT PIZZA, GET REWARDED!

The Parry's mobile app is your go-to for online ordering, loyalty membership and exclusive offers. Parry's rewards members enjoy \$100 spent! Scan the QR code to get started.

PARRY'S
PIZZERIA & TAPHOUSE

Craveably Crafted Food & Beer

**DELIVERY,
TAKE-OUT &
CATERING**

ParrysPizza.com

Parry's Pharr • (956) 476-6165
550 North Jackson Road, Pharr, TX 78577

BIG VALUE SPECIALS

THE MONDAY SPECIAL \$12.99 (Serves 2-3 • Appetizer • 3 per person)
A large 18" cheese pizza (toppings \$2.99 each)

THE WEDNESDAY SPECIAL \$21.99 (Serves 4-6 • Appetizer • \$3.66 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

THE ICONIC SPECIAL \$26.99 (Serves 4-6 • Appetizer • \$3.50 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

THE FAMILY SPECIAL \$27.99 (Serves 6-8 • Appetizer • \$3.50 per person)
A large 18" one-topping pizza and a medium 14" cheese pizza (14" toppings \$1.99 each)

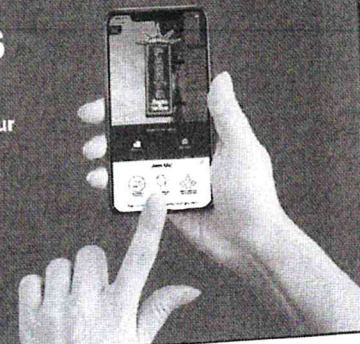
THE GAMETIME SPECIAL \$26.99 (Serves 4-6 • Appetizer • \$3.50 per person)
A large 18" one-topping pizza, Polo Grounds Parm Bites or High Line Fried Dough, and 10 boneless wings - upgrade to Buffalo wings for \$4

**DOWNLOAD
THE PARRY'S
PIZZA APP!**

Order with ease and track your rewards, all in one place.



Or search for Parry's Pizza!



ParrysPizza.com/Catering

SHAREABLES & SALADS

SHAREABLES

PARMESAN OR FIRE FRIES

Straight-out fries coated in your choice of Parry's parmesan mix or homemade dry rub, served with homemade white ketchup

KNICKERBOCKER CHEESY BREAD

Our famous pizza dough (made fresh daily), topped with hand-grated mozzarella, cheddar cheese, garlic and fresh basil, served with homemade marinara

POLO GROUNDS PARM BITES

Our famous pizza dough (made fresh daily) tossed in Parry's parmesan mix, served with homemade marinara

PEPITONE'S PRIZED PICKLES

Crispy, breaded pickles, served with homemade white ketchup

PRETZEL & BEER CHEESE

A large Bavarian-style pretzel served with Parry's homemade beer cheese

UPTOWN MOZZARELLA

Four large breaded mozzarella half-moons fried until golden brown and served with homemade marinara sauce

ARTICHOKE JALAPEÑO DIP

Freshly made creamy, slightly spicy dip with artichokes and fresh jalapeños, topped with tomatoes, fresh diced jalapeños and cilantro - served with wonton chips and carrots

SOUTH STREET MEATBALL BAKE

Two large homemade meatballs, covered in Parry's homemade pomodoro sauce, topped with ricotta cheese, fresh basil and Parry's parmesan mix

CHICKEN TENDERS & FRIES

Four fresh, never frozen, hand-battered chicken tenders served with fries and your choice of sauce

QUEENS CAPRESE

A perfect combination of tomatoes, fresh mozzarella, basil, olive oil, minced garlic and onions, topped with balsamic glaze

ITALIAN NACHOS

Light and airy wonton chips, smothered in Alfredo sauce, melted hand-grated mozzarella, pepperoni, Italian sausage, banana peppers, black olives, diced tomatoes and red pepper relish - served with homemade marinara

CHICKEN WINGS

BONELESS WINGS

6 pcs \$7.99 • 10 pcs \$11.49 • 20 pcs \$20.99

Fresh, never frozen, hand-battered chicken, tossed with your choice of sauce or Parry's homemade dry rub

BUFFALO WINGS

6 pcs \$8.99 • 10 pcs \$15.99 • 20 pcs \$29.99

Big, meaty chicken wings, never frozen, seasoned with our special mix of spices and tossed with your choice of sauce or Parry's homemade dry rub

SALADS

Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

SALADS

ADD-ONS

Fresh-roasted or hand-battered chicken

Small \$1.99 • Large \$2.99

Parmesan-crusted or Cajun shrimp

Small \$2.99 • Large \$4.99

HOUSE

Garden fresh mixed greens, banana peppers, black olives and grape tomatoes, topped with Parry's parmesan mix and hand-grated mozzarella (Italian dressing recommended)

CAESAR

Romaine lettuce, parmesan cheese and croutons, tossed in Caesar dressing

MAKE IT A MEAL

Add REGULAR, PARM OR FIRE FRIES or a SIDE SALAD for

PIZZA & CALZONES

SIGNATURE PIZZAS

LIL' AVERY'S CHEESE

The taste and smell of a New York pie, topped with Parry's parmesan mix - Add any toppings to create a true NY masterpiece

ZESTY LADY LIBERTY

Loaded with pepperoni and Parry's parmesan mix

UNCLE SAM

Pepperoni, pickled jalapeños and cream cheese

SOHO VEGGIE

Mushrooms, green peppers, black olives, red onions, tomatoes and minced garlic

NOT YO' MOMMA'S MARGHERITA

Red sauce base, roasted garlic cloves, sliced tomatoes, fresh mozzarella, fresh basil and Parry's parmesan mix

THE PEARL

White pie Blend of oils, ricotta, Italian sausage, tomatoes, minced garlic, fresh basil and Parry's parmesan mix

GLUTEN-FREE CRUST*

Substitute any 14" signature pizza's crust with a gluten-free crust for

SUMMER OF 2010

Pepperoni, spicy sausage, pickled jalapeños and banana peppers

BROOKLYN BBQ BIRD

BBQ sauce base, fresh-roasted chicken and red onions - Make it a SNOW BIRD by adding pineapple for

BUFFALO CHICKEN

Hot sauce base, fresh-roasted chicken, hand-grated mozzarella, blue cheese crumbles and a swirl of homemade white ketchup

NEW MEXICAN YANKEE

Spicy green chili base, fresh-roasted chicken, tomatoes, hand-grated mozzarella and cheddar cheese, olantro and a swirl of homemade white ketchup

I LOVE MEAT

Pepperoni, sausage, bacon and ham

THE FIVE BOROUGHS

Pepperoni, sausage, bacon, mushrooms, green peppers, black olives and red onions

SIGNATURE CALZONES

THREE CHEESE

Ricotta, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

ZESTY PEPPERONI

Pepperoni, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

VEGGIE

Green peppers, red onions, black olives, tomatoes, mushrooms, garlic and hand-grated mozzarella, served with homemade marinara

BUFFALO CHICKEN

Fresh-roasted chicken, Buffalo sauce and hand-grated mozzarella, served with homemade white ketchup

BBQ CHICKEN

Fresh-roasted chicken, BBQ sauce, onions and hand-grated mozzarella, served with homemade white ketchup

MEAT

Sausage, pepperoni, bacon and hand-grated mozzarella, served with homemade marinara

ENTREES

PASTA

Add a SIDE SALAD for

MANHATTAN MAC & CHEESE

A large portion of cavatappi pasta mixed with creamy, melted cheddar cheese, topped with Parry's parmesan mix - Add bacon for or parmesan-crusted or Cajun shrimp for

TITLE TOWN PASTA BOWL

A hearty bowl of fettuccine, topped with homemade pomodoro sauce, garnished with shredded parmesan and parsley - Add homemade meatballs for or fresh-roasted chicken for

FETTUCCINE ALFREDO

Fettuccine pasta served with Parry's savory homemade Alfredo sauce and diced tomatoes, garnished with shredded parmesan and parsley - Add fresh-roasted chicken for or parmesan-crusted shrimp for

SANDWICHES

THE FRIED CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken, lettuce, tomato, pickles and mayonnaise, served on a brioche bun - Get it by adding Buffalo sauce. Add melted American cheese, hand-grated mozzarella or blue cheese for

NASHVILLE HOT CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken, spicy coleslaw and pickles, served on a brioche bun

BRONX BALLER

Large homemade meatballs and marinara, topped with melted hand-grated mozzarella and Parry's parmesan mix

THE BURGER

THE BURGER

1/4 pound patty with lettuce, tomatoes, pickles, melted American cheese and Parry's parmesan mix - Make it spicy with fresh or pickled jalapeños

Add avocado or green chili

Add bacon

Burgers are cooked medium well (at least 155°)

AMP IT UP!

Sandwiches, Wraps and The Burger are served with FRIES. Upgrade to PARM OR FIRE FRIES for or add a SIDE SALAD for. Wraps are made with a spinach tortilla.

SPICY ALFREDO

Fettuccine pasta served with Parry's spicy homemade Alfredo sauce and diced tomatoes, garnished with shredded parmesan and parsley - Add fresh-roasted chicken for or Cajun shrimp for

BIG CITY BOLOGNESE

A hearty bowl of fettuccine, topped with our savory, made-from-scratch Bolognese sauce, garnished with shredded parmesan and parsley

CRAVEABLE CHICKEN PARM

Hand-breaded chicken, topped with melted hand-grated mozzarella, served alongside a heaping bed of fettuccine with delicious creamy pomodoro sauce, garnished with shredded parmesan and parsley

ITALIAN

Capicola, salami, ham, lettuce, tomatoes, melted hand-grated mozzarella, Italian dressing and oregano, served with pickled giardiniera on the side

BEEF DIP

Fresh, thinly sliced steak with pickled giardiniera and au jus dipping sauce on the side. Ask for it, served authentically in au jus sauce!

Add hand-grated melted mozzarella

Get it by adding by adding Buffalo sauce to your chicken. Add blue cheese crumbles for

PHILLY CHEESESTEAK

Fresh, thinly sliced steak served Philly-style with our pepper and onion mix, Parry's beer cheese and red pepper relish on the side

WRAPS

CHICKEN CAESAR

Fresh-roasted chicken, romaine lettuce and parmesan cheese, mixed with Caesar dressing - Substitute parmesan-crusted or Cajun shrimp for

BACK TO CALI

Fresh, never frozen, hand-battered chicken, romaine lettuce, grape tomatoes, avocado, cheddar cheese and homemade white ketchup - Get it by adding Buffalo sauce to your chicken. Add blue cheese crumbles for

*Pizzas made with gluten-free crust are not prepared in a designated oven. Some contact with ingredients containing gluten is probable.

PARRY'S LUNCH

MONDAY-FRIDAY • 11AM-3PM

\$9.99 LUNCH COMBO

CHOOSE YOUR ENTREE

PIZZA

9" PERSONAL PIZZA - Toppings \$1.49 each

HANDHELD STROMBOLI

ZESTY PEPPERONI

Pepperoni • mozzarella • Parry's parmesan mix • minced garlic • oregano • salt • pepper

VEGGIE

Mozzarella • green peppers • black olives • diced tomatoes • onions • mushrooms • minced garlic • oregano • salt • pepper

SYRACUSE

Pepperoni • spicy sausage • mozzarella • banana peppers • diced tomatoes • onions • minced garlic • oregano • salt • pepper

CHICKEN CLUB

Fresh-roasted chicken • bacon • mozzarella • tomatoes • homemade white ketchup • minced garlic • oregano • salt • pepper

1/2 SANDWICH

BRONX BALLER

Large homemade meatballs • homemade marinara • melted mozzarella • Parry's parmesan mix

ITALIAN

Capicola • salami • ham • lettuce • tomatoes • melted mozzarella • Italian dressing • oregano • pickled giardiniera on the side

BEEF DIP

Thinly sliced steak • pickled giardiniera and au jus on the side • or, get it wet, served authentically in au jus sauce

• Add melted mozzarella \$1.49

• Get it Parry's style, served wet, with spicy giardiniera and mozzarella cheese mixed and melted in \$1.49

PHILLY CHEESESTEAK

Thinly sliced steak • pepper & onion mix • Parry's homemade beer cheese • red pepper relish on the side

1/2 PASTA

MANHATTAN MAC & CHEESE

Cavatappi • creamy cheddar cheese • Parry's parmesan mix

• Add bacon \$1.99

• Add fresh-roasted chicken \$1.99

• Add parmesan-crust or Cajun shrimp \$3.99

TITLE TOWN PASTA BOWL

Fettuccine • homemade pomodoro • shredded parmesan • parsley

• Add fresh-roasted chicken \$1.99

• Add large homemade meatballs \$2.49 each

FETTUCCINE ALFREDO

Fettuccine • Parry's savory homemade Alfredo sauce • diced tomatoes • shredded parmesan • parsley

• Add fresh-roasted chicken \$1.99

• Add parmesan-crust or Cajun shrimp \$3.99

SPICY ALFREDO

Fettuccine • Parry's spicy homemade Alfredo sauce • diced tomatoes • shredded parmesan • parsley

• Add fresh-roasted chicken \$1.99

• Add Cajun shrimp \$3.99

BIG CITY BOLOGNESE

Fettuccine • homemade Bolognese • shredded parmesan • parsley

LUNCH SALAD

LUNCH CAPRESE

Grape and heirloom tomatoes • fresh mozzarella • basil • olive oil • minced garlic • onions • balsamic glaze

• Add fresh-roasted chicken \$1.99

• Add parmesan-crust or Cajun shrimp \$3.99

LEXINGTON AVE CHICKEN

Fresh-roasted or hand-battered chicken • mixed greens • hard-boiled egg • avocado • tomatoes • hand-grated mozzarella • bacon

• Substitute parmesan-crust or Cajun shrimp \$1.99

ITALIAN CHOPPED

Mixed greens • fresh mozzarella • grape and heirloom tomatoes • salami • pepperoni • marinated artichokes • croutons • Italian dressing • Parry's parmesan mix

+

CHOOSE YOUR SIDE

SIDE SALAD

HOUSE

Mixed greens • banana peppers • black olives • grape tomatoes • Parry's parmesan mix • hand-grated mozzarella • Italian dressing recommended

CAESAR

Romaine lettuce • parmesan cheese • croutons • Caesar dressing

CHICKEN WINGS

3 BUFFALO WINGS

Big, meaty, never frozen wings • special mix of spices • tossed with your choice of sauce or Parry's homemade dry rub

4 BONELESS WINGS

Fresh, never frozen, hand-battered chicken • tossed with your choice of sauce or Parry's homemade dry rub

FRIES

REGULAR

Straight-cut fries • salt & pepper

PARMESAN OR FIRE

Straight-cut fries • your choice of Parry's parmesan mix or homemade dry rub • served with homemade white ketchup

WING SAUCES

Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

DIPPING SAUCES

Homemade White Ketchup (aka Ranch) or Blue Cheese

SALAD DRESSINGS

Homemade White Ketchup, Blue Cheese, Honey Mustard, Italian or Caesar

ADD A DRINK!

NON-ALCOHOLIC

FOUNTAIN DRINK \$2.99

Coke, Diet Coke, Coke Zero, Sprite, Dr Pepper, Barq's Root Beer, Minute Maid Lemonade or Fanta Orange

LEMONADE BLAST! \$3.99

Refreshing lemonade • your choice of real strawberries, mangoes or raspberries

CRAFT BEER

PARRY'S PINT \$4, SECOND \$3

PARRY'S SIGNATURE BEER \$5

WINE

STARTING AT \$6

CRAFT COCKTAILS

STARTING AT \$8

\$10.99 LUNCH COMBO

CHOOSE YOUR FULL SANDWICH OR WRAP + SIDE

THE LUNCH BURGER

1/4 pound patty • lettuce • tomatoes • pickles • melted American cheese • Parry's burger sauce

(cooked medium well, at least 165°)

• Make it spicy with fresh or pickled jalapeños \$1.49

• Add avocado or green chili \$1.99

• Add bacon \$1.49

• Add a second patty \$1.50

THE FRIED CHICKEN SANDWICH

Hand-battered chicken • lettuce • tomato • pickles • mayo

• Get it Buffalo-style with Buffalo sauce

• Add American, mozzarella or blue cheese \$1.99

NASHVILLE HOT CHICKEN SANDWICH

Hand-battered HOT chicken • spicy coleslaw • pickles

CHICKEN CAESAR WRAP

Fresh-roasted chicken • romaine lettuce • parmesan cheese • Caesar dressing

• Substitute parmesan-crust or Cajun shrimp \$1.99

BACK TO CALI WRAP

Hand-battered chicken • romaine lettuce • grape tomatoes • avocado • cheddar cheese • homemade white ketchup

• Get it Buffalo-style with Buffalo sauce

• Add blue cheese crumbles \$1.49



SHAREABLES



FIRE OR PARMESAN FRIES \$4.99
Straight-cut fries coated in your choice of Parry's homemade dry rub or Parry's parmesan mix, served with homemade white ketchup

POLO GROUNDS PARM BITES \$6.79
Our famous pizza dough (made fresh daily) tossed in Parry's parmesan mix, served with homemade marinara

KNICKERBOCKER CHEESY BREAD

Our famous pizza dough (made fresh daily), topped with hand-grated mozzarella, cheddar cheese, garlic and fresh basil, served with homemade marinara

PEPITONE'S PRIZED PICKLES \$3.29
Crispy, breaded pickles, served with homemade white ketchup



PRETZEL & BEER CHEESE \$8.29
A large Bavarian-style pretzel served with Parry's homemade beer cheese

UPTOWN MOZZARELLA \$8.49
Four large breaded mozzarella half-moons fried until golden brown and served with homemade marinara sauce

SOUTH STREET MEATBALL BAKE \$9.49
Two large homemade meatballs, covered in Parry's homemade pomodoro sauce, topped with ricotta cheese, fresh basil and Parry's parmesan mix

ARTICHOKE JALAPEÑO DIP \$4.99
Freshly made creamy, slightly spicy dip with artichokes and fresh jalapeños, topped with tomatoes, fresh diced jalapeños and cilantro - served with wonton chips and carrots

CHICKEN TENDERS & FRIES \$9.99
Four fresh, never frozen, hand-battered chicken tenders served with fries and your choice of sauce

QUEENS CAPRESE \$10.49
A perfect combination of grape and heirloom tomatoes, fresh mozzarella, basil, olive oil, minced garlic and onions, topped with balsamic glaze

ITALIAN NACHOS \$12.99
Light and airy wonton chips, smothered in Alfredo sauce, melted hand-grated mozzarella, pepperoni, Italian sausage, banana peppers, black olives, diced tomatoes and red pepper relish - served with homemade marinara

HOMEMADE WHITE KETCHUP
Like Ranch dressing, but way better!



CHICKEN WINGS

BONELESS WINGS 6 pcs \$7.79 • 10 pcs \$11.49 • 20 pcs \$20.99
Fresh, never frozen, hand-battered chicken, tossed with your choice of sauce or Parry's homemade dry rub

BUFFALO WINGS 6 pcs \$9.99 • 10 pcs \$15.99 • 20 pcs \$29.99
Big, meaty chicken wings, never frozen, seasoned with our special mix of spices and tossed with your choice of sauce or Parry's homemade dry rub

SAUCES
Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

MAKE IT A MEAL
Add REGULAR, PARM OR FIRE FRIES or a SIDE SALAD for



NO FROZEN WINGS HERE!

BUILD YOUR OWN...

MEDIUM 14" PIZZA \$13.99
Toppings \$1.99 each

GLUTEN-FREE* 14" \$16.99
Toppings \$1.99 each

LARGE 18" PIZZA \$17.99
Toppings \$2.99 each

CALZONE \$9.99
Toppings \$1.49 each

TOPPINGS

MEATS

Pepperoni, sausage, spicy sausage, Italian sausage, fresh-roasted chicken, ham, bacon, meatballs, thinly sliced steak

VEGGIES

Black olives, green olives, mushrooms, red onions, green peppers, pineapple, diced tomatoes, sliced tomatoes, whole roasted garlic, banana peppers, pickled jalapeños, fresh diced jalapeños, artichokes

CHEESES

Extra cheese (hand-grated mozzarella), fresh mozzarella, ricotta, cheddar, blue cheese crumbles, cream cheese

FREE ADD-ONS

Parry's parmesan mix, minced garlic, fresh basil, oregano

SIGNATURE PIZZAS

LIL' AVERY'S CHEESE 14" \$13.99 • 18" \$17.99
The taste and smell of a New York pie, topped with Parry's parmesan mix. Add any toppings to create a true NY masterpiece

ZESTY LADY LIBERTY 14" \$16.99 • 18" \$20.99
Loaded with pepperoni and Parry's parmesan mix



UNCLE SAM 14" \$19.49 • 18" \$23.49
Pepperoni, pickled jalapeños and cream cheese

SOHO VEGGIE 14" \$19.99 • 18" \$23.99
Mushrooms, green peppers, black olives, red onions, tomatoes and minced garlic

NOT YO' MOMMA'S MARGHERITA 14" \$13.99 • 18" \$17.99
Red sauce base, roasted garlic cloves, sliced tomatoes, fresh mozzarella, fresh basil and Parry's parmesan mix

THE PEARL

White pie: Blend of oils, ricotta, Italian sausage, tomatoes, minced garlic, fresh basil and Parry's parmesan mix



SUMMER OF 2010 14" \$20.49 • 18" \$24.49
Pepperoni, spicy sausage, pickled jalapeños and banana peppers



BROOKLYN BBQ BIRD

14" \$20.99
18" \$24.99
BBQ sauce base, fresh-roasted chicken and red onions

Make it a **SNOW BIRD** by adding pineapple for

BUFFALO CHICKEN 14" \$20.99 • 18" \$24.99
Hot sauce base, fresh-roasted chicken, hand-grated mozzarella, blue cheese crumbles and a swirl of homemade white ketchup

NEW MEXICAN YANKEE

14" \$21.49 • 18" \$25.49
Spicy green chili base, fresh-roasted chicken, tomatoes, hand-grated mozzarella and cheddar cheese, cilantro and a swirl of homemade white ketchup



I LOVE MEAT

14" \$21.99 • 18" \$25.99
Pepperoni, sausage, bacon and ham

THE FIVE BOROUGHS 14" \$21.99 • 18" \$25.99
Pepperoni, sausage, bacon, mushrooms, green peppers, black olives and red onions

SIGNATURE CALZONES



THREE CHEESE \$13.49
Ricotta, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

ZESTY PEPPERONI \$12.49
Pepperoni, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

VEGGIE \$12.99
Green peppers, red onions, black olives, tomatoes, mushrooms, garlic and hand-grated mozzarella, served with homemade marinara

BUFFALO CHICKEN \$13.49
Fresh-roasted chicken, Buffalo sauce and hand-grated mozzarella, served with homemade white ketchup

BBQ CHICKEN \$13.49
Fresh-roasted chicken, BBQ sauce, onions and hand-grated mozzarella, served with homemade white ketchup

MEAT \$13.49
Sausage, pepperoni, bacon and hand-grated mozzarella, served with homemade marinara



EAT PIZZA, GET REWARDED!

The Parry's mobile app is your go-to for online ordering, loyalty membership and exclusive offers. Parry's rewards members enjoy **\$100 off** for every \$100 spent! Scan the QR code to get started. Loyalty members, be sure to share your phone number with your server to get credit for this visit!

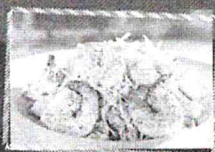
SALADS

ADD PROTEIN

Fresh-roasted or hand-battered chicken
Small \$1.99 • Large \$2.99
Parmesan-crusted or Cajun shrimp
Small \$3.99 • Large \$4.99

DRESS IT UP!

Homemade white ketchup (aka Ranch),
blue cheese, honey mustard, Italian or
Caesar



HOUSE

Garden fresh mixed greens, banana peppers, black
olives and grape tomatoes, topped with Parry's
parmesan mix and hand-grated mozzarella
(Italian dressing recommended)

CAESAR

Romaine lettuce, parmesan cheese and croutons, tossed in Caesar dressing



ITALIAN CHOPPED

Garden fresh mixed greens, fresh mozzarella, grape and
heirloom tomatoes, salami, pepperoni, marinated artichokes
and croutons, tossed in our homemade Italian dressing with
Parry's parmesan mix on top

LEXINGTON AVE CHICKEN

Your choice of fresh-roasted or hand-battered chicken, garden
fresh mixed greens, hard-boiled egg, fresh avocado, grape
tomatoes, hand-grated mozzarella and bacon, served with your
choice of dressing

Get it **Buffalo style** by adding Buffalo sauce
Add blue cheese crumbles
Substitute parmesan-crusted or Cajun shrimp

PASTA

MANHATTAN MAC & CHEESE

A large portion of cavatappi pasta mixed with creamy,
melted cheddar cheese, topped with Parry's parmesan
mix - Add bacon for \$1.99. Add fresh-roasted chicken
for \$2.99 or parmesan-crusted or Cajun shrimp for \$3.99

TITLE TOWN PASTA BOWL

A hearty bowl of fettuccine pasta, topped with **homemade** pomodoro sauce, garnished with
shredded parmesan and parsley - Add **homemade** meatballs for \$2.49 **OR** **fresh-roasted**
chicken for \$2.99



FETTUCINE ALFREDO

Fettuccine pasta served with Parry's savory **homemade**
Alfredo sauce and diced tomatoes, garnished with shredded
parmesan and parsley - Add **fresh-roasted** chicken for \$2.99
or parmesan-crusted shrimp for \$3.99

SPICY ALFREDO

Fettuccine pasta served with Parry's **spicy** **homemade**
Alfredo sauce and diced tomatoes, garnished with shredded
parmesan and parsley - Add **fresh-roasted** chicken for \$2.99
or Cajun shrimp for \$3.99

BIG CITY BOLOGNESE

A hearty bowl of fettuccine pasta, topped with our **savory**,
made-from-scratch bolognese sauce, garnished with
shredded parmesan and parsley

CRAVEABLE CHICKEN PARM

Hand-breaded parmesan chicken, topped with melted
hand-grated mozzarella, served alongside a heaping bed
of fettuccine with delicious creamy pomodoro sauce,
garnished with shredded parmesan and parsley



GRAB A SIDE

Add a **SIDE SALAD** for \$1.99.

SANDWICHES

THE FRIED CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken, lettuce, tomato, pickles and mayonnaise, served on
a brioche bun - Get it **Buffalo style** by adding Buffalo sauce. Add melted American cheese,
hand-grated mozzarella or blue cheese for \$1.99



NASHVILLE HOT CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken,
spicy coleslaw and pickles, served on a brioche bun

BRONX BALLER

Large homemade meatballs and marinara, topped
with melted hand-grated mozzarella and Parry's
parmesan mix

ITALIAN

Capicola, salami, ham, lettuce, tomatoes, melted hand-grated
mozzarella, Italian dressing and oregano, served with pickled
giardiniera on the side

BEEF DIP

Fresh, thinly sliced steak with pickled giardiniera and au jus
dipping sauce on the side

Ask for it **au jus**, served authentically in au jus sauce!
Add hand-grated melted mozzarella
Get it **Parry's style**, served wet, with spicy giardiniera
and mozzarella cheese mixed and melted in

PHILLY CHEESESTEAK

Fresh, thinly sliced steak served Philly-style with our
pepper and onion mix, Parry's **homemade** beer
cheese and red pepper relish on the side



AMP IT UP!

Sandwiches and The Burger are
served with **FRIES**. Upgrade to **PARM**
OR FIRE FRIES for \$1.99 or add a **SIDE**
SALAD for \$1.99

THE BURGER

THE BURGER

Single \$10.49 • Double \$11.99

1/4 pound patty with lettuce, tomatoes, pickles, melted
American cheese and Parry's burger sauce

Make it **spicy** with fresh or pickled jalapeños
Add avocado or green chili
Add bacon

Burgers are cooked medium well (at least 155°)



WRAPS

CHICKEN CAESAR

Fresh-roasted chicken, romaine lettuce and parmesan
cheese, mixed with Caesar dressing - Substitute
parmesan-crusted or Cajun shrimp for \$1.99

BACK TO CALI

Fresh, never frozen, hand-battered chicken, romaine lettuce, grape tomatoes, avocado, cheddar
cheese and **homemade** white ketchup - Get it **Buffalo style** by adding Buffalo sauce to your
chicken. Add blue cheese crumbles for \$1.99

THERE'S MORE...

Wraps are made with spinach
tortillas and served with **FRIES**.
Upgrade to **PARM OR FIRE FRIES** for
\$1.99 or add a **SIDE SALAD** for \$1.99

CRAVEABLE DESSERTS

THE SCOOP

Vanilla ice cream served with your choice of sauce

HIGH LINE FRIED DOUGH

Choose granulated or powdered sugar and a dipping sauce

CROWN HEIGHTS COOKIE

A hot chocolate chunk cookie topped with vanilla ice cream and whipped cream

LEMON BUTTER CAKE

Parry's Secret: A delicious, creamy cake served with ice
cream and a candied lemon zest topping

FIFTH AVENUE CHEESECAKE

Creamy NY-style cheesecake served with your choice of sauce

CANAL ST. CANNOLI

Two completely craveable authentic cannoli served with your choice of sauce



NON-ALCOHOLIC DRINKS

FOUNTAIN DRINKS

Coke, Diet Coke, Coke Zero, Dr. Pepper, Sprite, Fanta
Orange, Barq's Root Beer or Minute Maid Lemonade

FRESHLY BREWED TEA

Delicious and refreshing lemonade infused with your choice
of real strawberries, mangoes or raspberries

LEMONADE BLAST!

Delicious and refreshing lemonade infused with your choice
of real strawberries, mangoes or raspberries



BE A SUPERHERO. REPEAT.

GREAT WAYS TO SAVE!

BIG WEEKLY SPECIALS

THE MONDAY SPECIAL \$12.99 (Serves 3-4 • Approx. \$3 per person)
A large 18" cheese pizza (toppings \$2.99 each)

THE WEDNESDAY SPECIAL \$21.99 (Serves 4-6 • Approx. \$4.50 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

ALL DAY, EVERY DAY VALUES

THE ICONIC SPECIAL \$25.99 (Serves 4-6 • Approx. \$5.00 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

THE FAMILY SPECIAL \$27.99 (Serves 6-8 • Approx. \$4 per person)
A large 18" one-topping pizza and a medium 14" cheese pizza (14" toppings \$1.99 each)

THE GAMETIME SPECIAL \$29.99 (Serves 4-6 • Approx. \$6 per person)
A large 18" one-topping pizza, Polo Grounds Parm Bites or High Line Fried Dough,
and 10 boneless wings - upgrade to Buffalo wings for \$4

LIL' KARMEN'S KID'S GRUB



All Kid's Meals \$6⁴⁹

All meals are served with a fountain drink and scoop of ice cream.
Apple juice, 1% milk or chocolate milk, and Kid's Lemonade Blasts are available for an additional \$.99

PIZZA

9" personal pizza with cheese or pepperoni

CHICKEN FINGERS

Breaded tenders served with your choice of fries or applesauce

BUTTERED NOODLES

Fettuccine in a butter sauce

PASTA & SAUCE

Fettuccine served with marinara. Add a large meatball for \$2.49

THE LIL' BURGER

1/4 pound patty and bun served with your choice of fries or apple sauce. Add cheese for \$.99

KRAFT® MAC & CHEESE

Kid's size portion of Kraft® Mac & Cheese served with your choice of fries or apple sauce

\$.99

Upgrade to a Kid's LEMONADE BLAST!

Delicious lemonade infused with real strawberries, mangoes or raspberries.



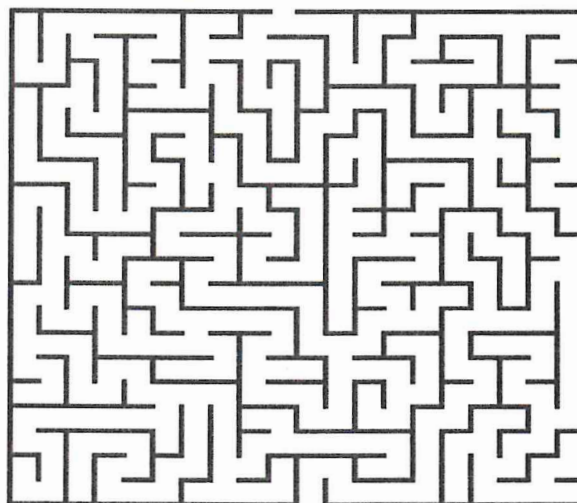


hey pal,
i'm lil' karmen and i'm from
new york city! can you count
how many times my picture
appears on this menu? good
luck, and eat yer' pizza, it's
good for you!

KARMEN



Get Karmen to his favorite food



PIZZA Word Scramble

ottamo _____ ninoo _____
ceasu _____ ecisl _____
uoghd _____ yrpras _____

PIZZA PIE WORD SEARCH

I E G T S E H K U B D S A Q R J P
N L U S Y U F I P L M A H R J A X
O P A U H M M E I O J S E V I L O
R P K R I C P S O U Y P I H T A S
E A I C E P A R M C P V R R Y P E
P E A E E B H S H E M N E C R E L
P N X R H S X V P T V P Q E N Y
E I S K U D A L I C I O H P T O T
P P U M C S L B A L A S M S U I S
L G P K B E S E E H C K P A B C K
L P D N B Q E D S G R R E U T N R
A S L I C E G N O I N O R C E O O
B F P A W B A A N E M W E E R C Y
T L O I D P S E R C D E T U P A W
A O B V C B U H U L P H H F D B E
E U O G G Y A T I C I T M R E K N
M R E D R O S D G A N C H O V Y M

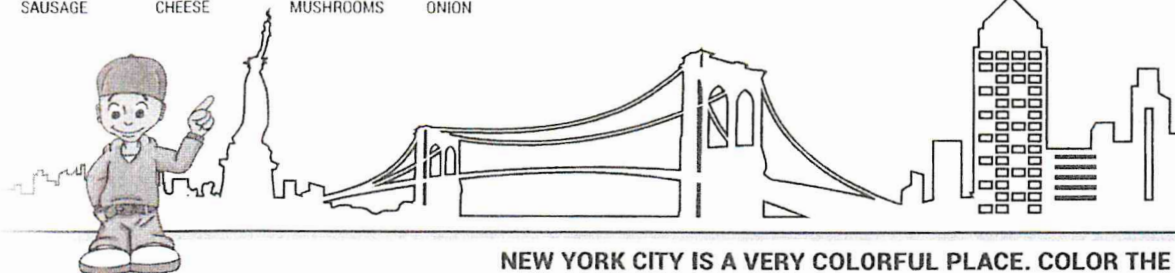
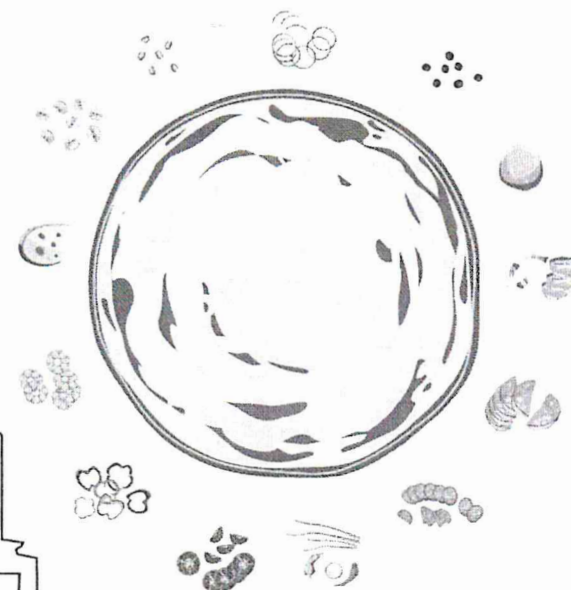
WORD LIST

PEPPERONI	SAUCE	SLICE	BELL PEPPER
MEATBALL	BACON	ORDER	SPICY
PINEAPPLE	JALAPENO	ANCHOVY	GARLIC
FLOUR	NEW YORK STYLE	PEPPERS	HAM
CRUST	OLIVES	BASIL	THE WORKS
SAUSAGE	CHEESE	MUSHROOMS	ONION

Did you know each person in America
eats about 46 pizza slices a year?
How many pieces will you eat today?

BUILD YOUR FAVORITE PIZZA

Draw in the toppings for the BEST PIZZA EVER!



NEW YORK CITY IS A VERY COLORFUL PLACE. COLOR THE SKYLINE!

HAND-CRAFTED COCKTAILS

MASSIVE MARGARITAS

HOUSE MARGARITA

A craveable classic made with Camarena Tequila, served on the rocks or frozen \$8
Make your marg strawberry or spicy for \$1

TOP IT OFF!

Flavor up your margarita with a Western Son Watermelon, Prickly Pear, Blueberry, Lemon or Grapefruit topper for \$2

Spicy House Margarita



Signature Margarita



SIGNATURE MARGARITA

Sip on Milagro Reposado Tequila, Cointreau, lime juice & agave nectar, served in a massive 18oz glass \$9.50

EASY DRINKING

SYRACUSE SUNSET

Enjoy Western Son Grapefruit Vodka with orange, lemon & cranberry juices \$8

STRAWBERRY LEMON FIZZ

A fun mix of Western Son Lemon Vodka, Prosecco, Monin Strawberry blend, lemon juice & strawberries \$8.50

ALL DAY FROSÉ

A refreshing frozen mixture of Rosé with Western Son Watermelon Vodka, Monin Strawberry & lemon sour \$9



Strawberry Lemon Fizz



New York Sour

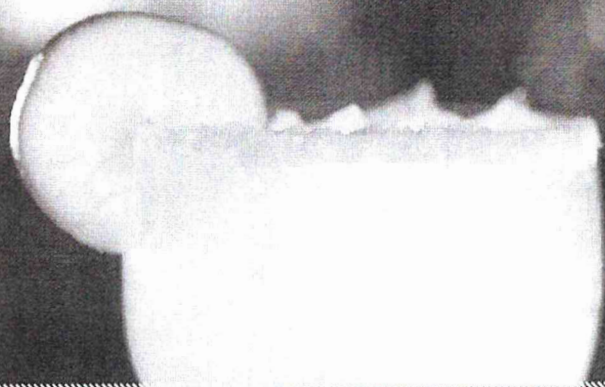
EAST COAST VIBES

NEW YORK SOUR

A perfect creation of Bulleit Bourbon, lemon juice & red wine \$9

OLD FASHIONED

Return to the pre-prohibition recipe with Bulleit Bourbon, simple syrup & Angostura bitters \$9



HAPPY HOUR DRINKS

MONDAY THROUGH FRIDAY 3-6PM

ALL DAY SUNDAY

PARRY'S SIGNATURE BEERS \$4

PARRY'S PINTS \$4

Second pour only \$3

WELLS & 6oz HOUSE WINE \$5

BLOODY MARY or SPICY BLOODY MARY \$5.50

Made with Tito's Handmade Vodka

HOUSE MARGARITA \$6

Make it spicy or strawberry for \$1

Flavor it up with a Western Son topper for \$2

ALL DAY FROSÉ \$7

WINE TIME

RED

Dark Horse

Pinot Noir • Cabernet Sauvignon

6oz: \$6 • 9oz: \$7.50 • Bottle: \$19

J Vineyards & Winery - Pinot Noir

6oz: \$9 • 9oz: \$13 • Bottle: \$36

Louis Martini - Cabernet Sauvignon

6oz: \$10 • 9oz: \$14 • Bottle: \$38

Orin Swift "8 Years in the Desert"

Red Blend

6oz: \$15 • 9oz: \$19 • Bottle: \$55

WHITE

Dark Horse

Pinot Grigio • Chardonnay

6oz: \$6 • 9oz: \$7.50 • Bottle: \$19

Sonoma-Cutrer Vineyards

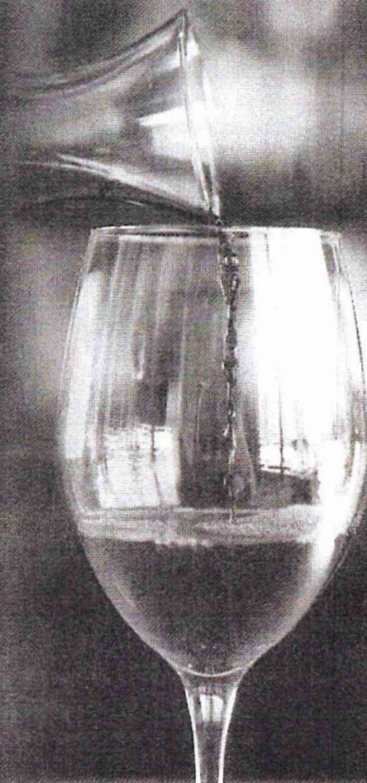
Chardonnay

6oz: \$9 • 9oz: \$13 • Bottle: \$36

ROSE

Dark Horse - Rosé

6oz: \$6 • 9oz: \$7.50 • Bottle: \$19





Pharr
Development Services



Site Photo

550 N Jackson Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: November 8, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI). The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 West Hi-Line Road. **COZ#231028**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) in order to develop and construct warehouses.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/8/2023
Approved - 11/8/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI). The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 West Hi-Line Road. COZ#231028

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) in order to develop and construct warehouses.

The subject site is located on the southeast corner of South Veterans Boulevard and West Hi-Line Road and has a physical address of 1700 West Hi-Line Road. The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Veterans Boulevard, a 100 ft. minor arterial street which runs north and south with a posted speed limit of 30-45 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property also has frontage on West Hi-Line Road, a 50 ft. – 60 ft. local street which runs east and west with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O) upon annexation on September 18, 2023. The property to the west was rezoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on December 16, 2014. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 17, 2023. The city limits lie to the north and half of the east side of the property. The remaining half of the east was zoned Agricultural and/or Open Space District upon annexation on February 20, 2023. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for heavy commercial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **November 20, 2023**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership

APPLICANT

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

1700 West Hi-Line Road

ADDRESS

Heavy Industrial District (HI)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?		X
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, owner owner must comply with all City Ordinances and City Department requirements.

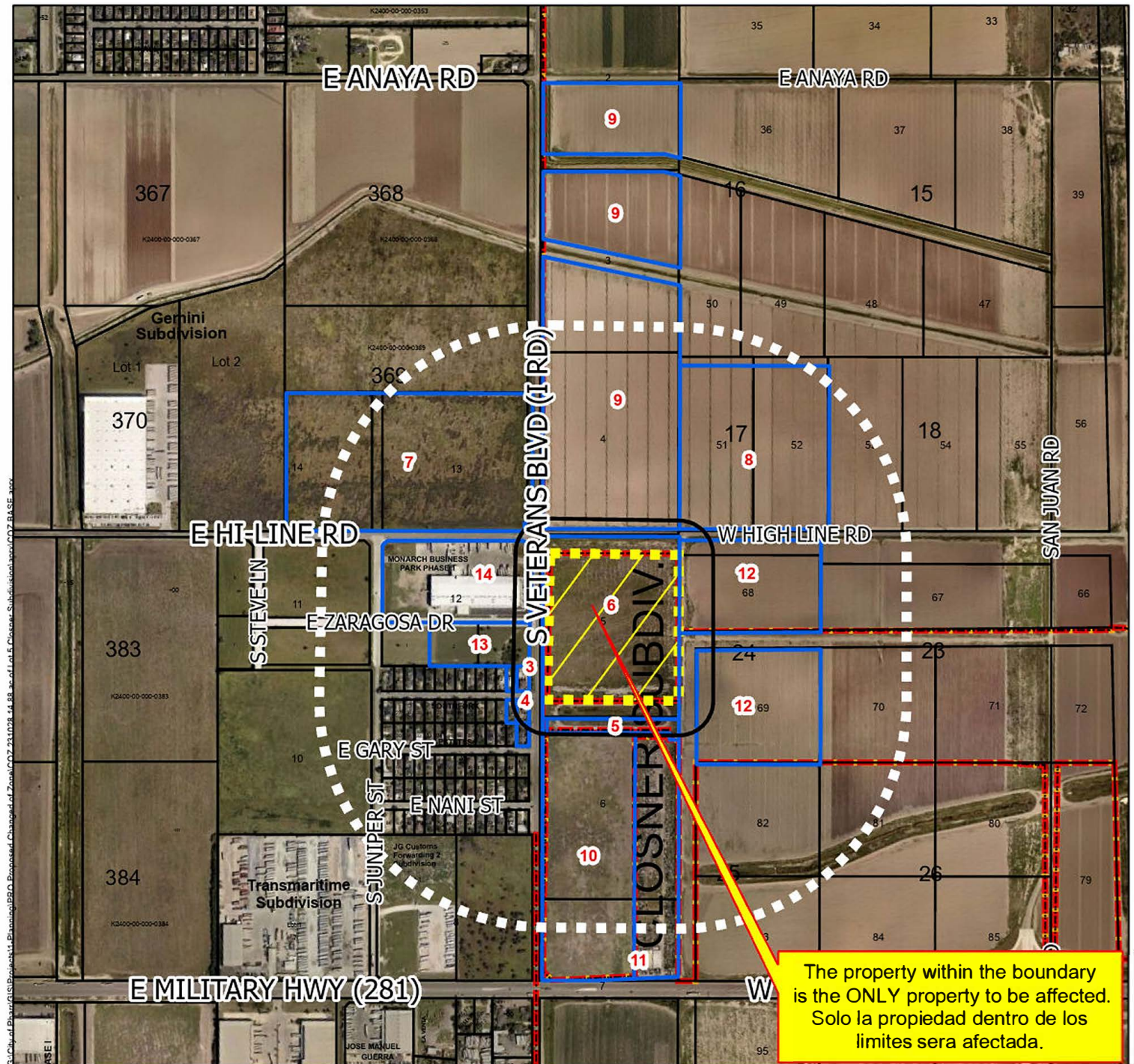
Laura Fonseca, Planner II

PREPARED BY

November 3, 2023

DATE

Proposed Change of Zone
14.88 ac out of Lot 5 Closner
Subdivision
Andres Jorge Zuniga
Aerial



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

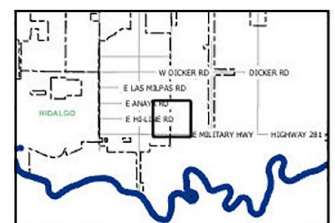
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Notified Properties
- 200 ft Radius
- Quarter Mile Radius

All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

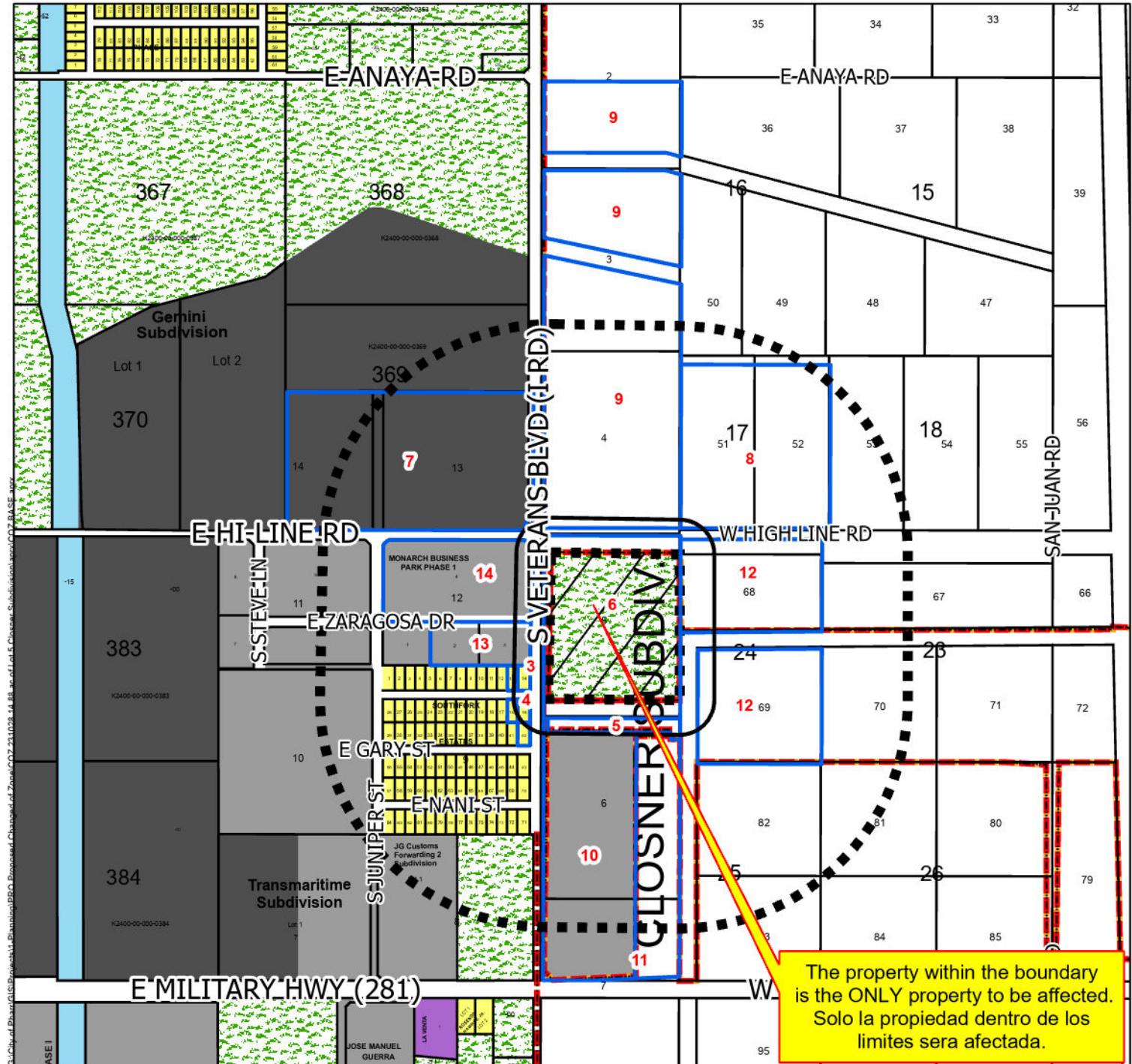
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/26/2023

Scale: 1:10,000



Zoning



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
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- Office Professional
- PSJA ISD

Hidalgo ISD

- Valley View ISD
- Planned Unit Development

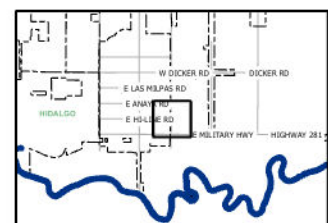
Future Land Use

FUTURELAND

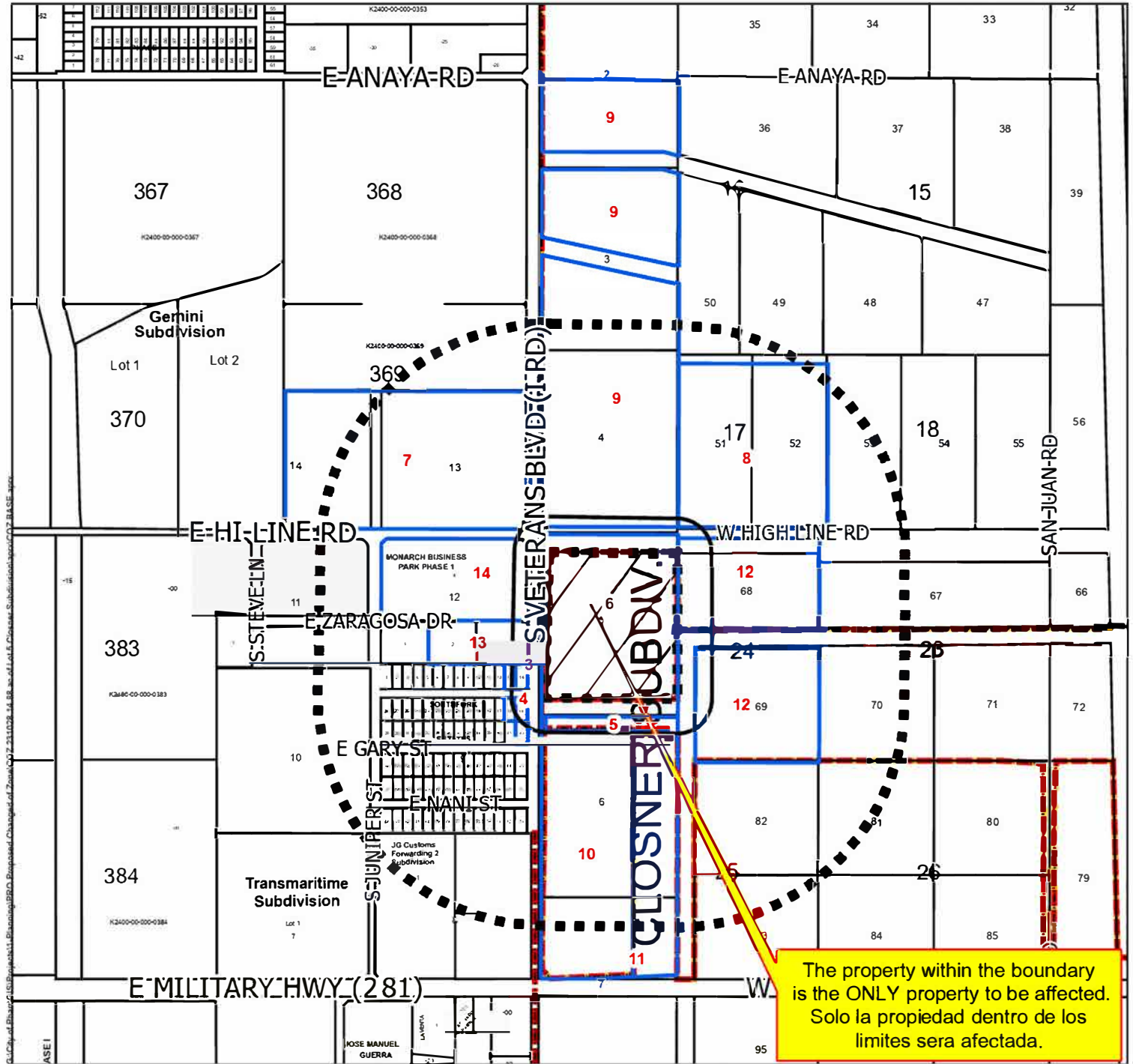
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

Manufactured Homes

- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Notified Properties
- 200 ft Radius
- Quarter Mile Radius



Proposed Change of Zone
14.88 ac out of Lot 5 Clossner
Subdivision
Andres Jorge Zuniga
Radius



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

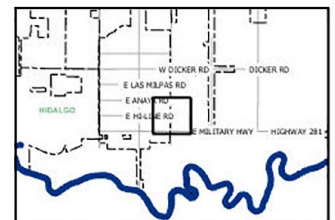
- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
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 - Mobile Home
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- Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
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- Manufactured Homes
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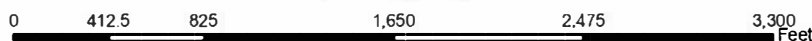
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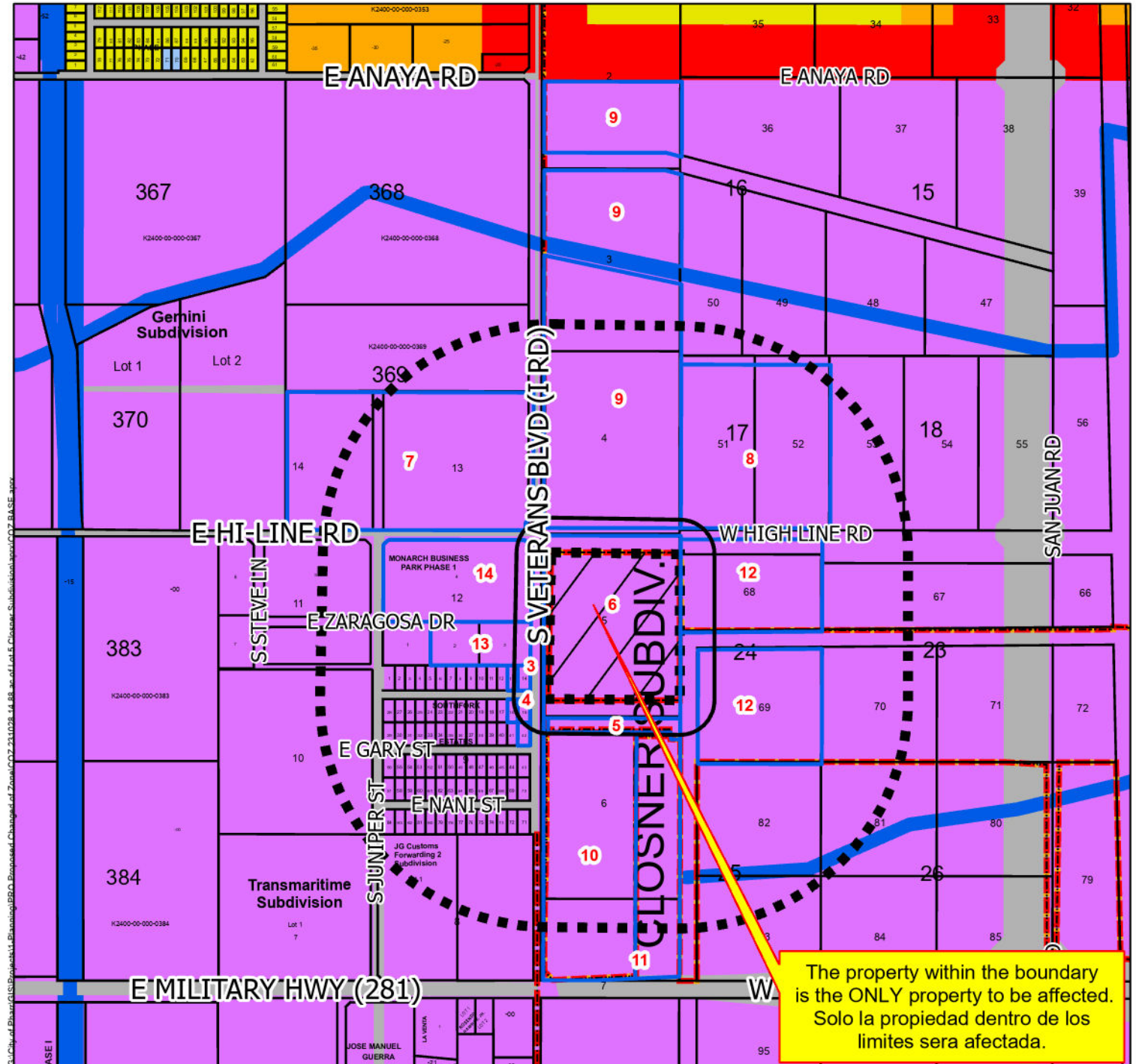
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/26/2023

Scale: 1:10,000



Future Land Use



Zoning

ZONE

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
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- Drainage Easement
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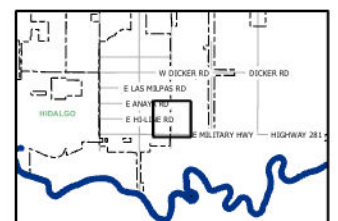
Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
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Pharr
Development Services



Site Photo

1700 West Hi-Line Road





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: November 7, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Treviño Engineering, representing Tomas Tudor, owner, is requesting preliminary plat approval of the proposed Jackson Crossing Subdivision. The property is legally described as being a 0.803 of an acre tract of land out of Lot 7, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of North Jackson Road. **SUB#220304**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Treviño Engineering, representing Tomas Tudor, owner, is requesting preliminary plat approval of the proposed Jackson Crossing Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Jackson Crossing Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/7/2023
Approved - 11/7/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: JACKSON CROSSING SUBDIVISION FILE NO. SUB#220304
--

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Tomas Tudor, owner, is requesting preliminary plat approval of the proposed Jackson Crossing Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.803 of an acre tract of land out of Lot 7, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and City limits to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail space.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Jackson Crossing Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. Provide street light spacing to be 250' max.
2. Provide a 30'x 30' corner clip on the northwest of the property.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Label and show any electrical easements on plat, if any.
3. Shall provide a offsite easement for sanitary sewer.
4. Provide a 15' exclusive City of Pharr easement for water or sewer lines, if public.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Owners to maintain detention area label as common lot.

OTHER:

1. Provide all pertinent City of Pharr details.
2. Need to make numbers legible dimension within lots.
3. Project engineer to resolve any issues for HCID #2, provided the release of easement/ right of way document #3437990, along N. Jackson Rd.
4. See staff comments attached.

STAFF REVIEW MEETING FOR: *JACKSON CROSSING SUBDIVISION*

COMMENTS: **Initials: J.R.** **OCTOBER 09, 2023**

WATER:

- Easement will need to be 15' exclusive for the City of Pharr
- Will need to extend the 12" water line going east on the north side of property with a flush valve for future development.
- All water fitting will need to be MJ. With mega locks accessories.
- Will need UIR on the Jackson Rd. for 12" water line.
- Will need to show water valves.
- Will need to show all water connections details.
- Will need to install a water meter for each suite and one for irrigation.
- Will need to install steel casing under driveways 5' beyond edges.
- Will need to show all water connection details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 10' exclusive to the City of Pharr.
- Will need to show new manhole cover detail.
- Manhole's cover will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: JACKSON CROSSING SUBDIVISION STAFF REVIEW

Reviewed by: J. GONZALEZ

October 9, 2023

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- 1. SHALL PROVIDE FIRE HYDRANT AND VAVLE BOX DETAILS ON PLANS.**
- 2. SHALL PROVIDE A PROPOSED BUILDING DRAFT FOR ANY POSABLE FIRE PROTECTION REQUIREMENTS COMMENTS.**
- 3. PLAT NOTE #14 SHALL READ AS FOLLOWED: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITION FIRE PROTECTION REQUIREMENTS.**



Pharr Public Work



Jackson Crossing Sub. Staff Meeting

DATE: 10/10/2023

N Jackson Rd

0.803 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **Building plans detailing a Sediment Erosion Control Plan must be submitted prior to any earthwork disturbance.**

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Jackson Crossing Subdivision **DATE:** October 12, 2023

REVIEW: Preliminary (comments plans dated 9-18-2023)

PLAT

1. Verify the ROW width of N. Jackson Rd.

SITE PLAN

1. Sanitary sewer manhole lid and rim shall be made of composite material and must have updated City logo.
2. Obtain all necessary permits from Tx-Dot for waterline, sidewalk, storm sewer tie-in and driveway installation.
3. Follow the alignment of the existing sidewalk south of the subdivision.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

STANDARD REQUIREMENTS

- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- At time of subdivision completion drainage area shall be stabilized using sod or hydromulch.
- Detention ponds with depths greater than 3'-ft shall require perimeter fencing.
- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**



521 W. FERGUSON AVE, PHARR, TEXAS 78577-1717 | 956.702.6251 | WWW.TXDOT.GOV

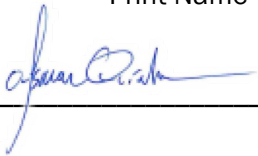
Date: 10/3/2023

CITY NOTIFICATION

Sidewalk Permit

City of Pharr: This permit is submitted through your office for notification/approval before issuance to the property owner. If satisfactory, please sign this notification and release owner's copy directly to him/her. Once owner submits your approval to the Texas Department of Transportation we will then proceed with the approval for installation of a **sidewalk** within your city limits and our state right of way. If you have any questions or concerns, please contact this office at 956.262.1254 (Edcouch) or 956.585.5761 (Mission).

Approved by: Ofsman M. Quintana
Print Name

Signature: 

Title: Graduate Engineer

Phone Number: 956 402-4221

Fax Number: NA

APPROVED

For "Jackson Crossing Subdivision" use only

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer

SIDEWALK PERMIT REQUIREMENTS

Ensure the following are met:

- Submit a letter on your letterhead with your request.
- Sidewalk must be 5' wide & a minimum of 4" in depth.
- Include the total linear footage
- Include the physical address and the distance to the nearest intersection
- Include footage from back of curb, or distance from the R.O.W. line if there's no curb
- Attach a map/sketch which reflects exactly what is being requested in the letter.
- Letter and map/sketch must match.
- Provide us with the name, address, phone number & fax of the property owner.
- City Notification form must be completed by a City employee and submitted with your application.

General Notes:

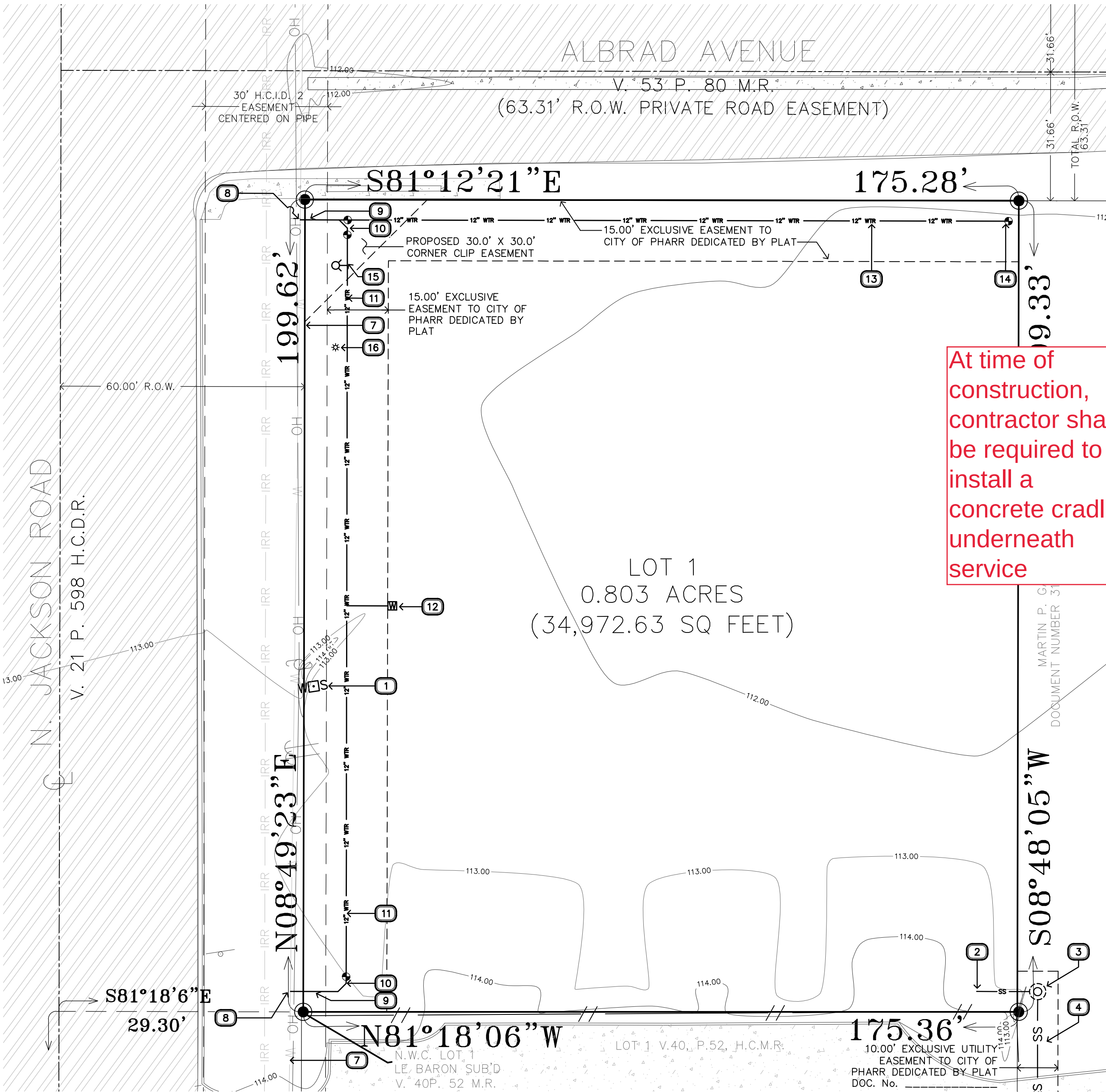
- All ramps shall have a 5'x5' landing pad.
- Ramp center to be perpendicular to face of curb. A perpendicular ramp may be located within the radius of a curb line.
- Sidewalk grade to be parallel to top of curb and gutter unless otherwise shown on plans or directed by the engineer.
- Sidewalk width as shown elsewhere in plans. Minimum width 5'. Provide dropped curbs at intersections. All concrete shall be class "A"
- No vertical changes shall exceed 1/4" in elevation at adjoining surfaces.
- Sidewalk/Landing pad shall extend and/or abut to signal pole concrete foundation to provide access to pedestrian button.
- Color texturized concrete shall be used to provide color contrast at ramps. Color shall be **"Brick Red"** as L.M. Scofield Company standards color A-26 or equal.
- For border widths of 8' or less, place sidewalk adjacent to curb.

*Desirable 4' or greater for high speed traffic. For border widths of 8' or less, place sidewalk adjacent to curb.

*If there are shoulders on roadway, sidewalk can be right off curb.

*If there are no shoulders, sidewalk must be a minimum of 4' off curb.

*Also, if there are existing sidewalks within proposed area, proposed sidewalk must be constructed as existing one lays. (Width and distance from curb)

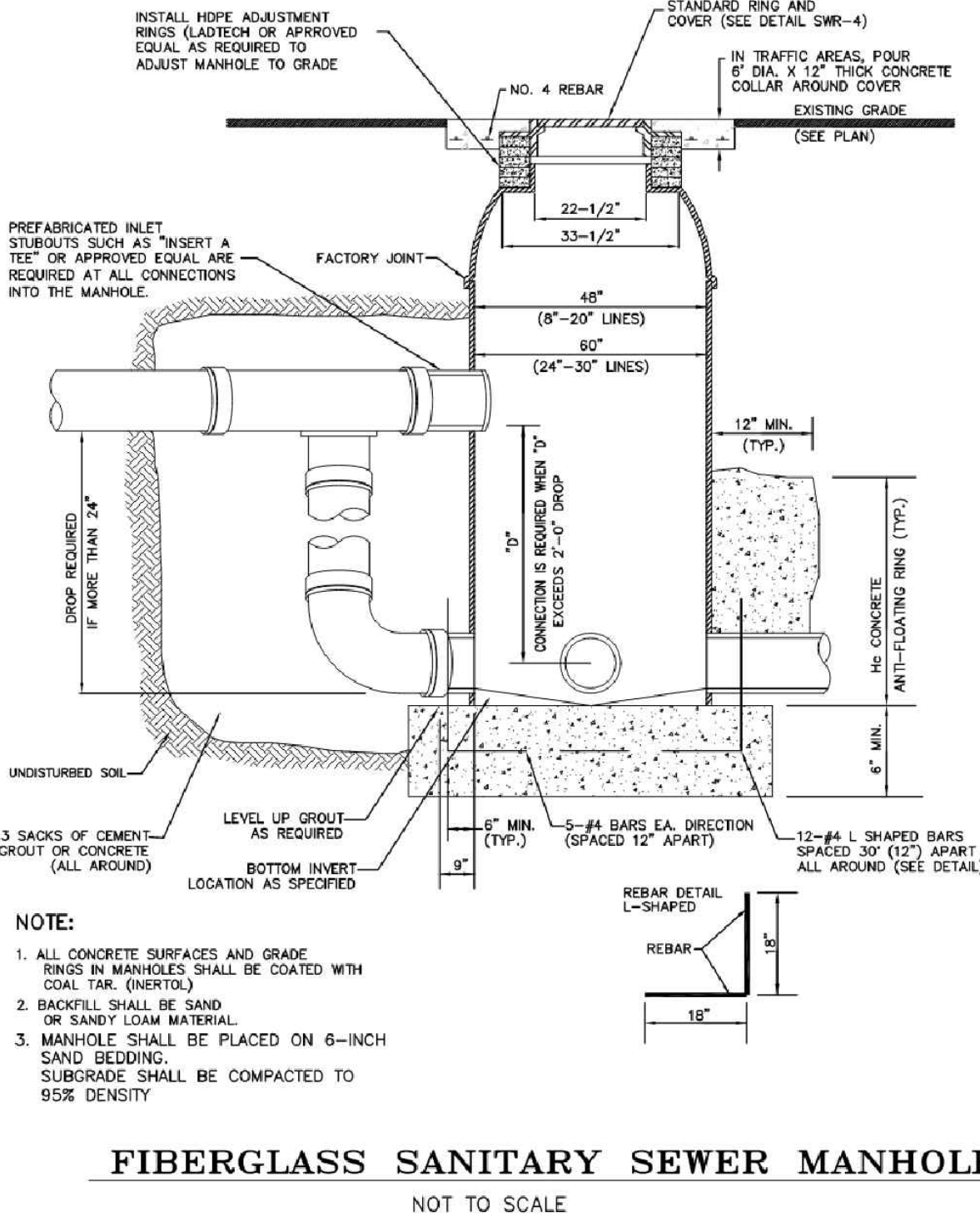
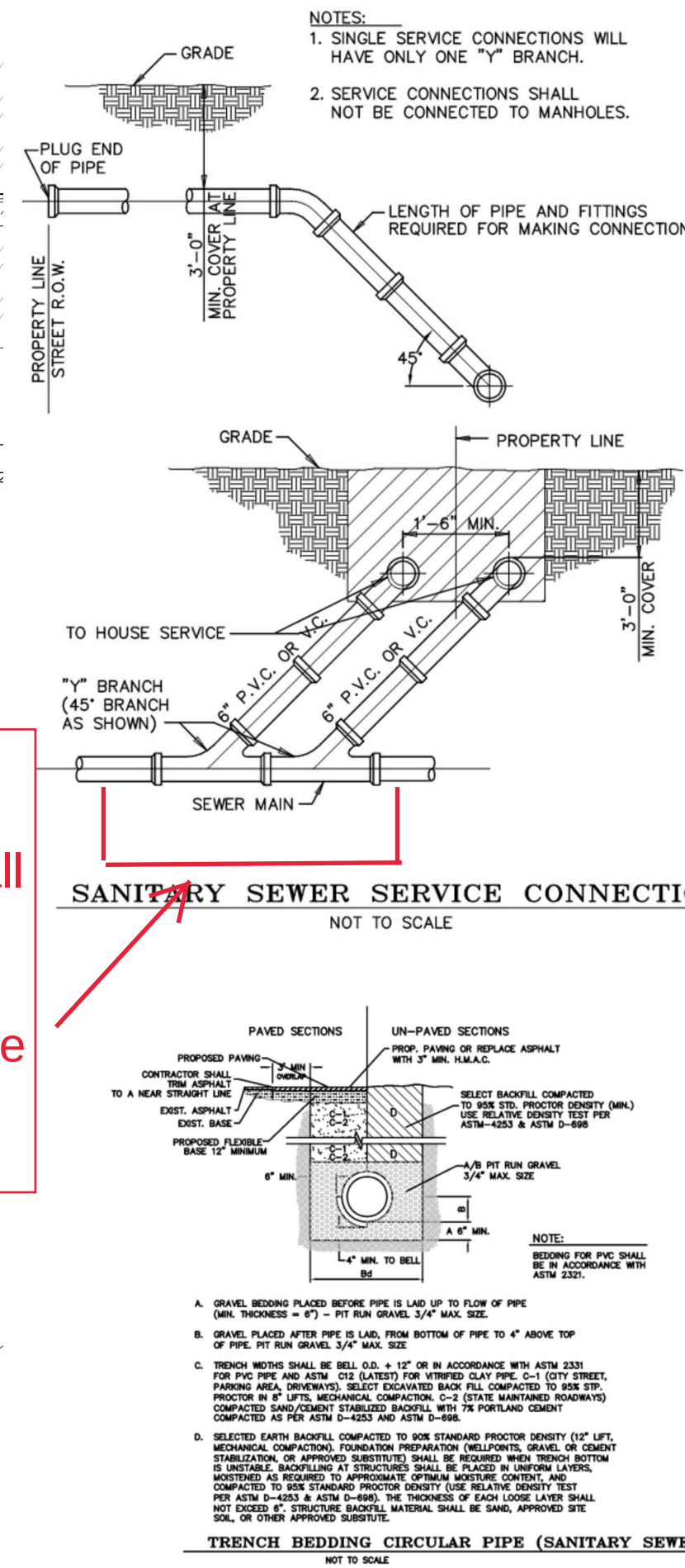


PUBLIC UTILITIES DISTRIBUTION KEYNOTES

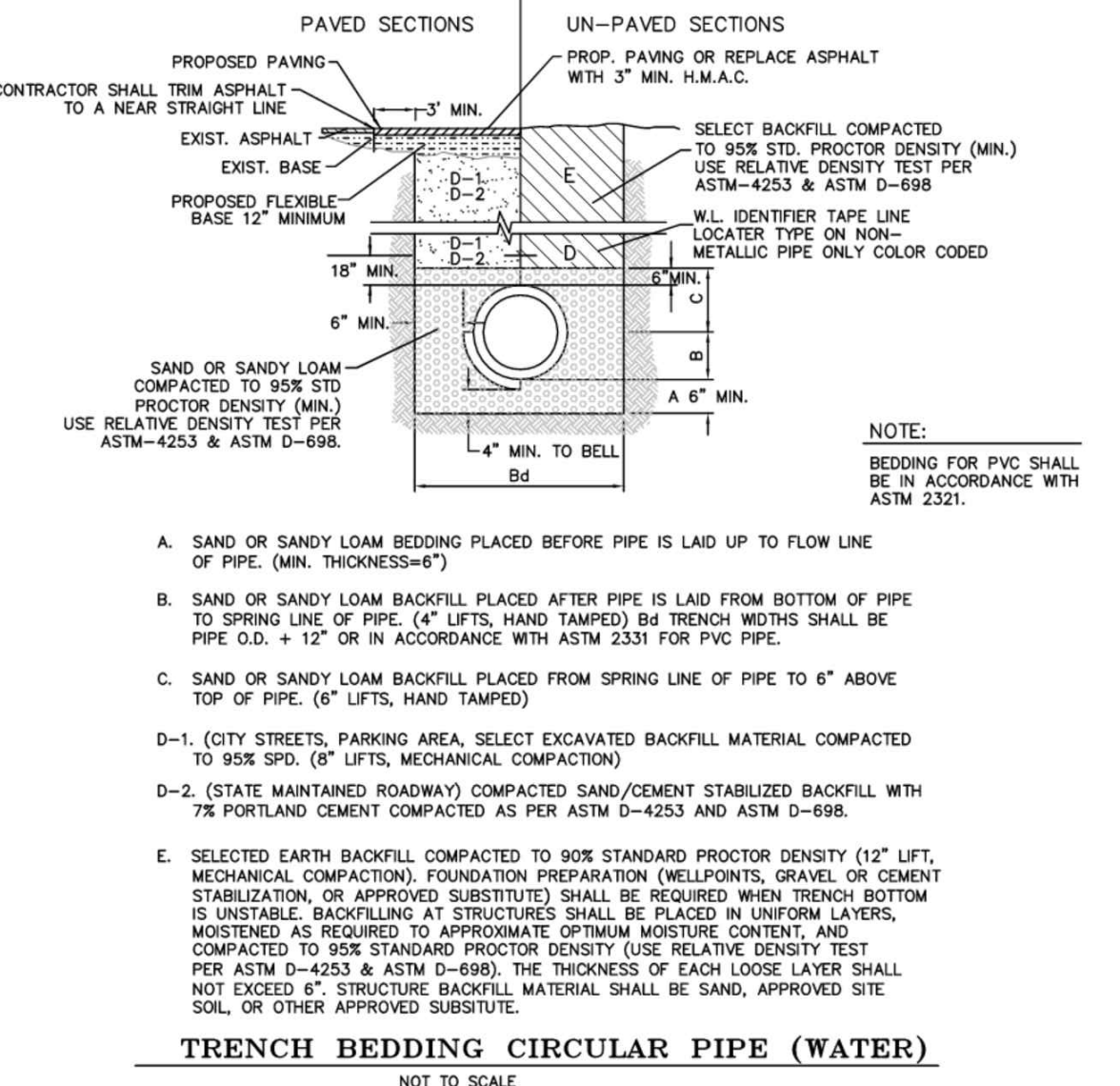
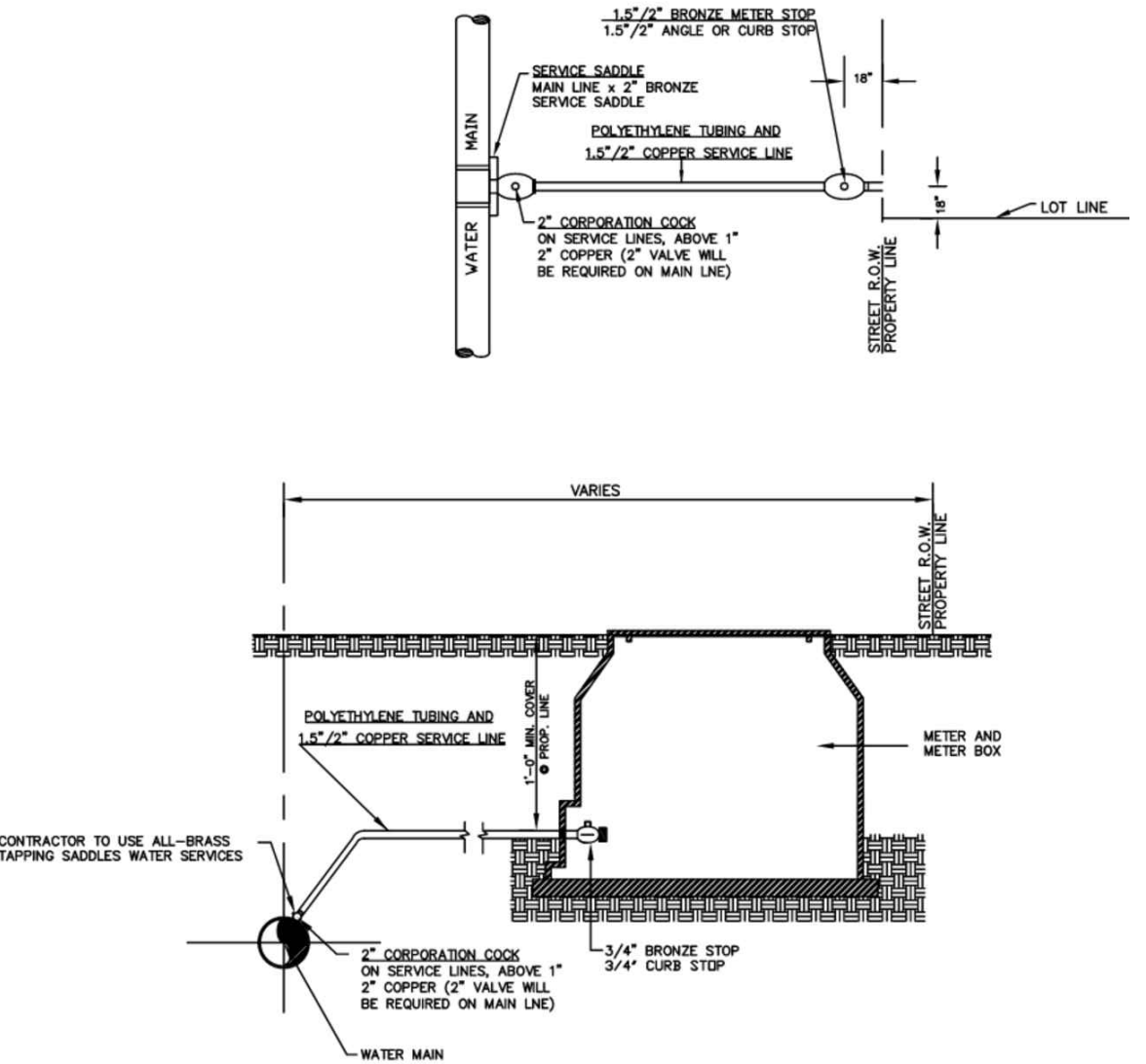
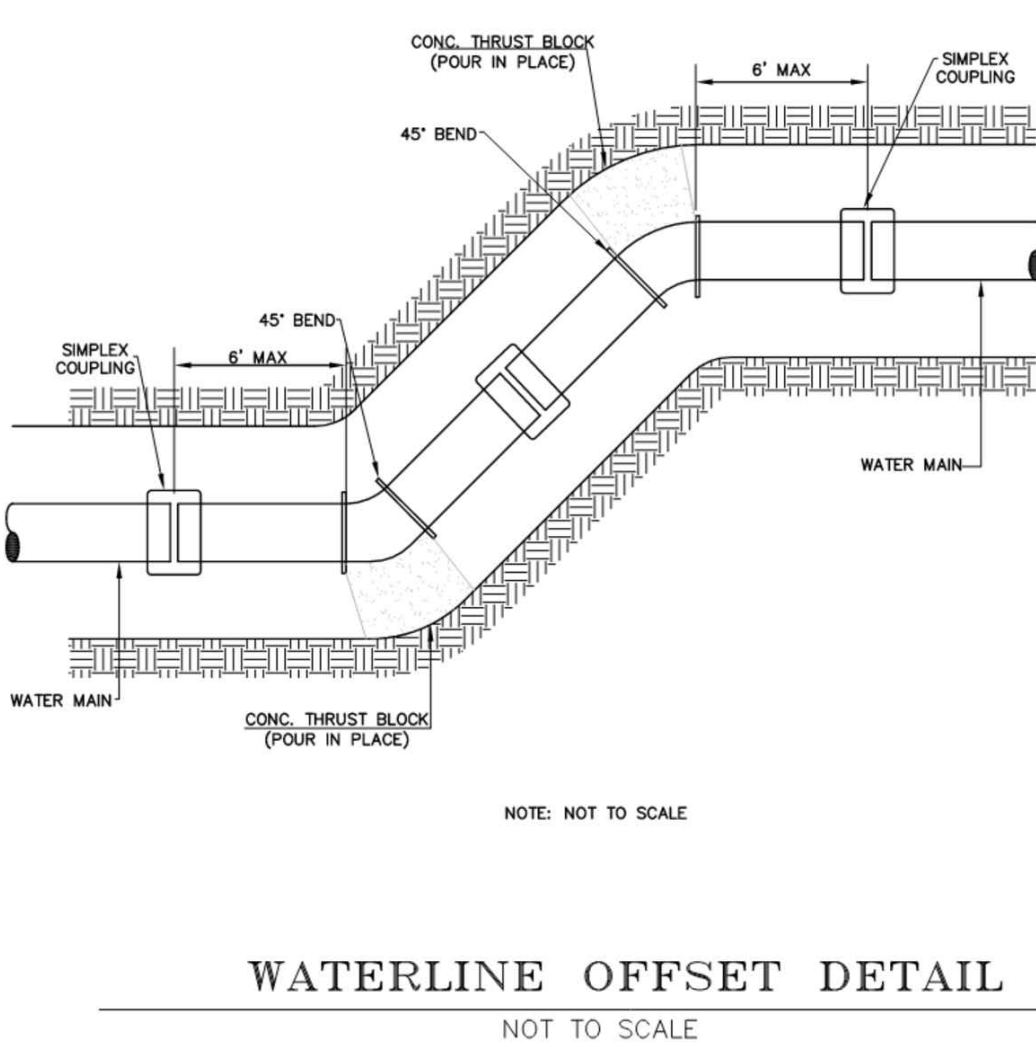
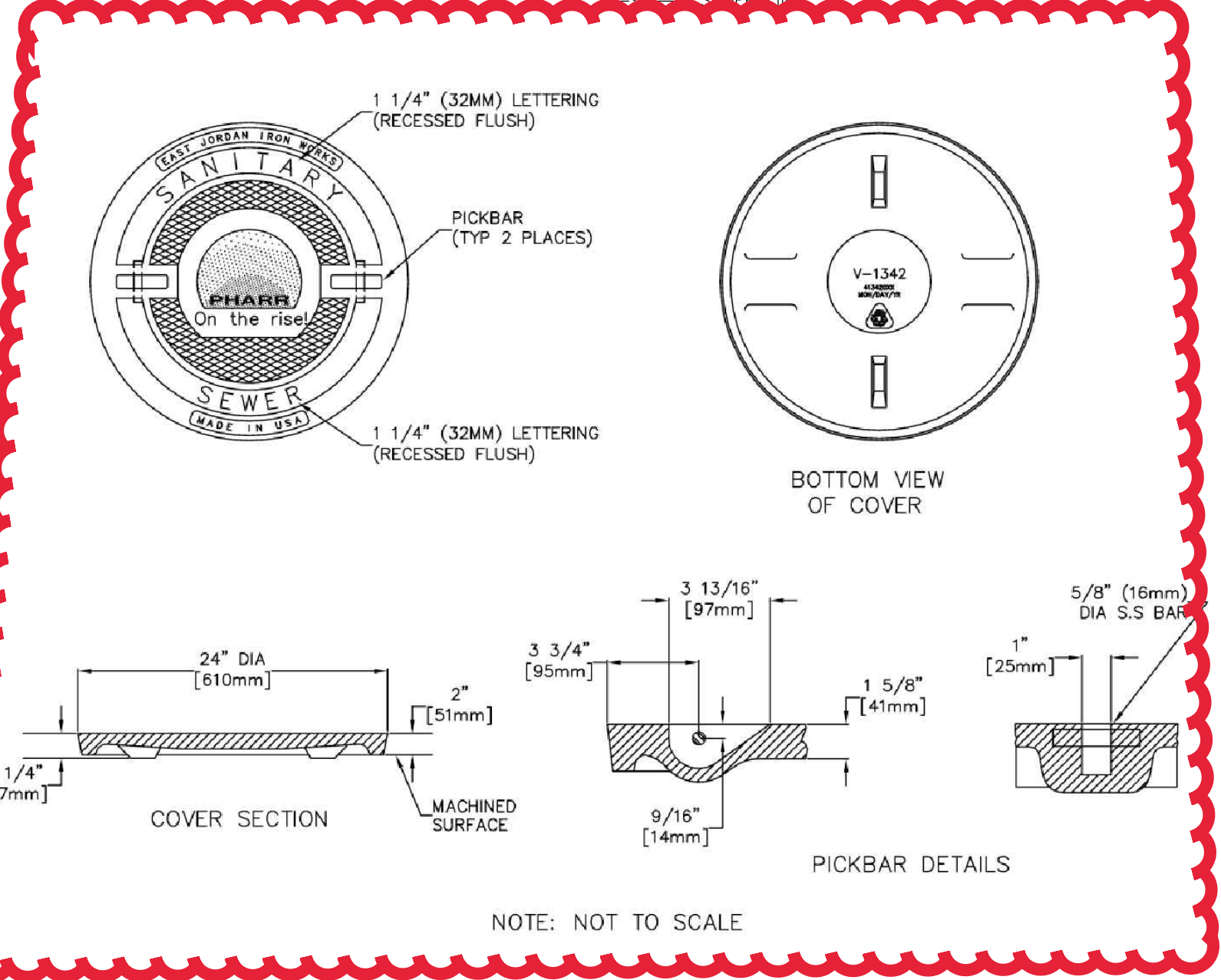
- EXISTING WATER SERVICE TO BE RELOCATED FOR FUTURE DEVELOPMENT OF THIS TRACT OF LAND.
- PROPOSED 8" PVC SANITARY SEWER SERVICE
FL = 108.75
- PROPOSED 48" DIAMETER FIBERGLASS SANITARY SEWER MANHOLE
TOP = 112.28
FL = 108.70
- PROPOSED 12" PVC SANITARY SEWER DISTRIBUTION LINE @ 0.11% ~ 186.00 L.F.
- PROPOSED 48" DIAMETER FIBERGLASS SANITARY SEWER MANHOLE. MANHOLE COVER WILL NEED TO BE COMPOSITE BASE WITH CITY OF PHARR LOGO.
TOP = 113.00
FL = 108.50
- EXISTING 12" PVC SANITARY SEWER DISTRIBUTION LINE - CITY OF PHARR
- EXISTING 8" WATER DISTRIBUTION MAIN - CITY OF PHARR
- PROPOSED 8" x 12" TAPPING TEE
- PROPOSED 16.0 L.F. OF 12" PVC WATER DISTRIBUTION LINE
- PROPOSED 2 (TWO) 12" PVC 45° ELBOW WITH 3.0' L.F. OF PVC WATER DISTRIBUTION LINE AND A 12" GATE VALVE AND BOX.
- PROPOSED 185.0 L.F. OF 12" PVC WATER DISTRIBUTION LINE
- PROPOSED 2" WATER METER FOR FUTURE DEVELOPMENT
- PROPOSED 165.0 L.F. OF 12" PVC WATER DISTRIBUTION LINE
- PROPOSED 12" FLUSH VALVE AT END OF 12" WATER DISTRIBUTION LINE FOR FUTURE DEVELOPMENT.
- PROPOSED 12"x6" WATER TAP WITH M.J. GATE VALVE AND BOX FOR A PROPOSED FIRE HYDRANT ASSEMBLY.
- PROPOSED LOCATION OF LIGHT POLE

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	THOMAS TUDOR	P.O. BOX 4230	MCALLEN, TEXAS 78502	(956) 227-9723
ENGINEER:	IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303	MCALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	MCALLEN, TEXAS 78505	(956) 369-0988



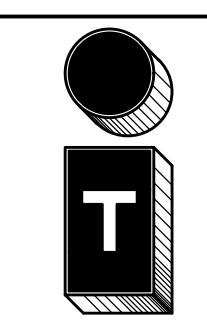
Use sanitary sewer composite manhole lid with updated City of Pharr Logo



JACKSON CROSSING SUBDIVISION

A 0.803 OF AN ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), AND LOCATED ON THE SOUTH SIDE OF AND BEING ON THE SOUTH EAST CORNER OF THE N. JACKSON ROAD AND W. ALBRAD AVENUE.

DATE OF PREPARATION: APRIL 6, 2022



TREVIÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
McAllen, Texas 78501

ident@trevinoengineering.com

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Friday, October 6, 2023 9:46 AM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Blue-man acres S/d and Jackson Crossing S/d

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

HCID2 claims for the proposals:

BLUE-MAN ACRES: We have the general right of way covering all the lot by Vol. 19, Pg. 225 and Vol. 19, Pg. 337. We have no facilities. The petition for exclusion will be needed for the subdivision. The signature script has a few corrections to be made. We need to add Closner Subdivision to the P.O.C. label after Lot 6.

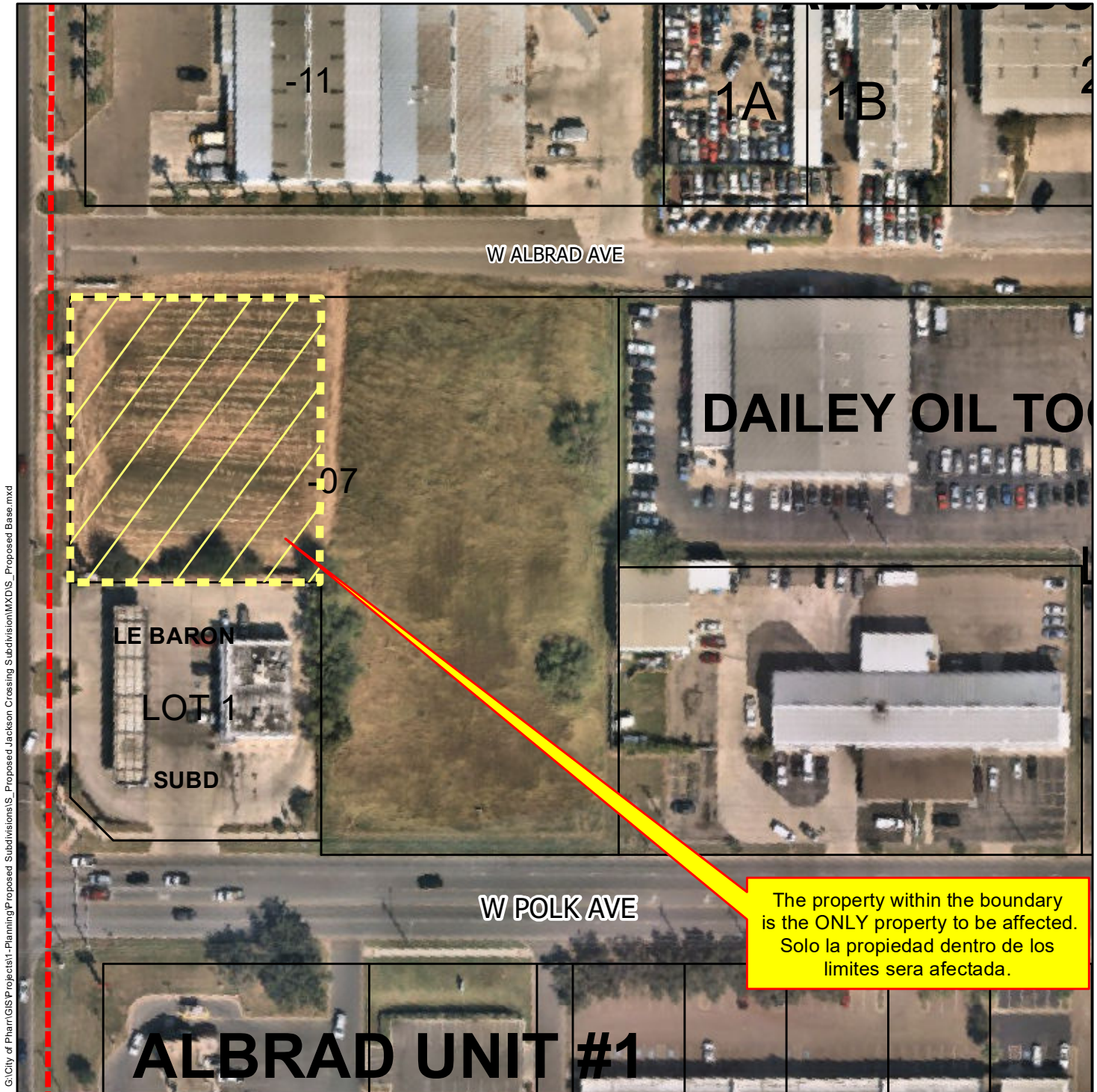
JACKSON CROSSING SUBDIVISION: HCID2 has no claim to general right of way or easement by document #3437990. This is already an excluded area. Within the signature script, we need a comma after LIMITATION. Add S to RIGHT and remove the S from WAYS. The ATTEST: is misplaced. It should be in front of or to the left of the signature line for the SECRETARY.

Javier Lopez and I will be attending both the staff review and the preliminary plat review meetings.

If there are any questions to the above comments, please advise. Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbs_hcid2@att.net



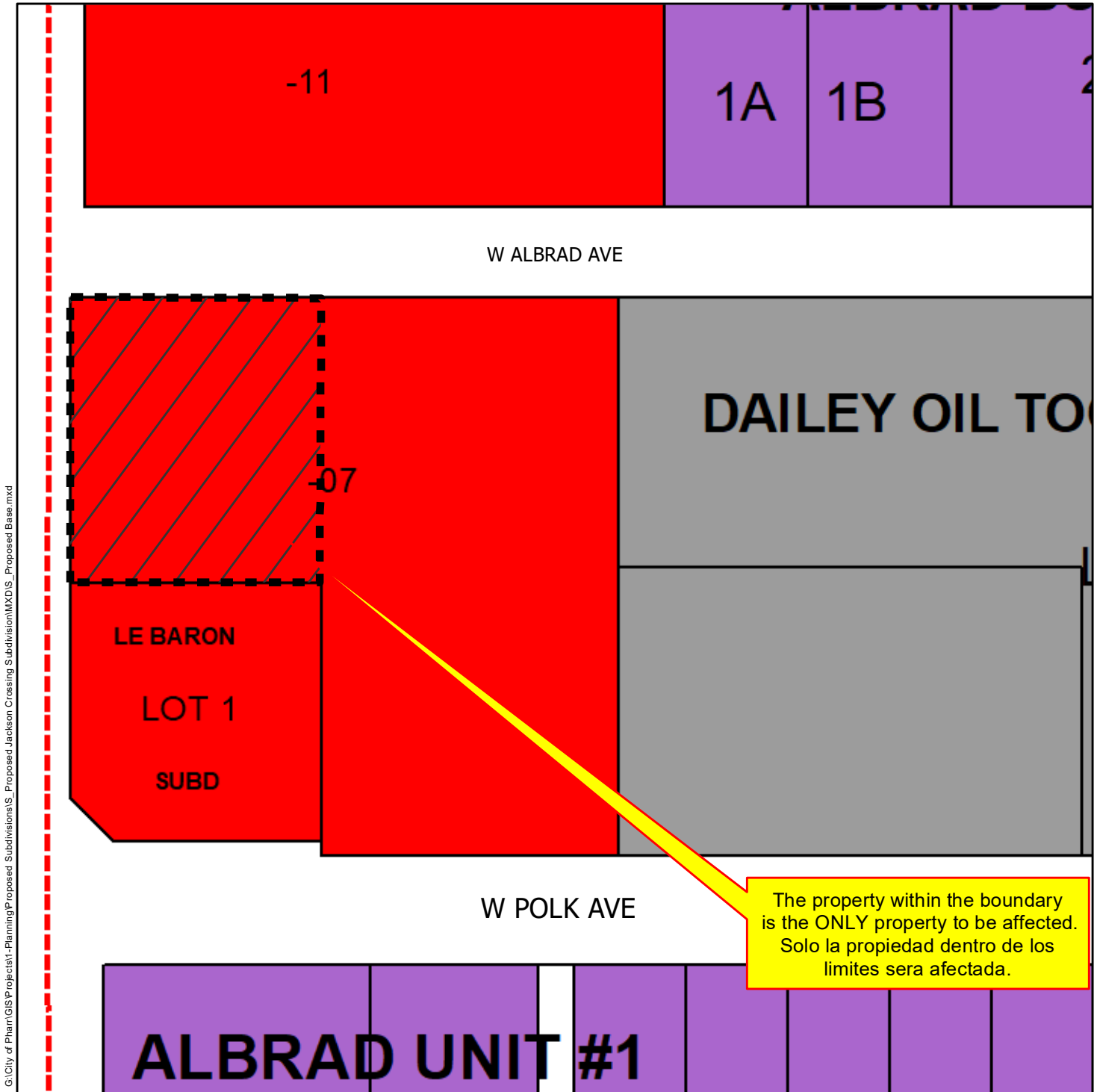


The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned |  Limited Industrial |  Planned Unit Development |
|  Residential Multi-Family High Density |  General Business |  Neighborhood Commercial | |
|  Mobile Home |  Business District |  Office Professional | |

Scale: 1 inch = 100 feet





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Jackson Crossing Subdivision\MXD\1-Proposed Base.mxd

- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
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|  Residential Multi-Family |  Government Owned |  Limited Industrial |  Planned Unit Development |
|  Residential Multi-Family High Density |  General Business |  Neighborhood Commercial | |
|  Mobile Home |  Business District |  Office Professional | |

Scale: 1 inch = 100 feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: November 7, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: R.J.C., Engineering and Construction, representing Jesus Javier Montero Casillas, owner, is requesting preliminary plat approval of the proposed Escondido Estates Subdivision. The property is legally described as being 1.735 acres out of Lot 2, F. Gehlert, Lot 189, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Helmer Street.
SUB#230924

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: R.J.C., Engineering and Construction, representing Jesus Javier Montero Casillas, owner, is requesting preliminary plat approval of the proposed Escondido Estates Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Escondido Estates Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/7/2023
Approved - 11/7/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ESCONDIDO ESTATES SUBDIVISION
FILE NO. **SUB#230924**

GENERAL INFORMATION:

APPLICANT: R.J.C., Engineering and Construction, representing Jesus Javier Montero Casillas, owner, is requesting preliminary plat approval of the proposed Escondido Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 1.735 acres out of Lot 2, F. Gehlert, Lot 189, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of East Helmer Street.

ZONING: The property is currently zoned Residential Townhouse District (R-TH). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and Residential Multifamily High Density District (R-MFHD) to the west. The property is designated for multifamily residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Town houses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Escondido Estates Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. Provide street light spacing to be 250' max.
2. Subdivision street shall be built to City standards.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Show dimension of easements.
3. Label and show any electrical easements on plat, if any.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Owners to maintain detention area label as common lot.
3. Use detention directive for plat note # 5.

OTHER:

1. Provide all pertinent City of Pharr details.
2. Verify the location map scale.
3. Plat note #3 verify the setbacks.
4. Plat note #11, verify.
5. Identify the dash lines within lots.
6. Need to make numbers legible dimension within lots.
7. See staff comments attached.

STAFF REVIEW MEETING FOR: *ESCONDIDO SUBDIVISION*

COMMENTS:

Initials: J.R.

OCTOBER 31, 2023

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show water valves.
- All fittings will need to be MJ with mega locks accessories.
- All light poles must be outside of exclusive easement.
- Will need to replace asbestos line to and through the property with PVC C-900.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- All manholes lids will need to be composite base with City of Pharr logo.
- Will need to replace clay sanitary sewer main to and through the property with PVC SDR26
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: STAFF REVIEW ESCONDIDO SUBDIVISION

Reviewed by: J. GONZALEZ

November 2, 2023

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet).*With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **SHALL ADD FIRE DEPARTMENT STANDARD PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**
2. **SHALL REPLACE THE EXISITING FIRE HYDRANT WITH NEW FIRE HYDRANT WHEN RELOCATED.**
3. **FIRE HYDRANT SHALL BE 6 FEET BACK OF CURB.**
4. **SHALL PROVIDE FIRE HYDRANT DETAIL WITH VALVE & VALVE BOX.**
5. **ADDITIONAL FIRE HYDRANT MAY BE REQUIRED.**



Escondido Sub Staff Meeting
Helmer Drive
Pharr Tx, 78577

DATE: 11/1/2023
1.735 Acres

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection.**
- **All crossings are to be RCP.**
- **All Stormwater manholes lids shall have the new city logo.**
- **Show crossing conflicts with sewer.**
- **Shall obtain a Small Construction Notice from TCEQ.**
- **Public Works recommends that regarding Stormwater pipes that extend from 300-500 feet from inlet to inlet have a manhole installed at halfway point.**
- **Include Best Management Practices and submit Sediment Erosion Control Plan with details.**
- **Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Escondido Subdivision

DATE: November 2, 2023

REVIEW: Preliminary (comments plans dated 10-20-2023)

PLAT

1. Signature from P.E. & RPLS is required.
2. Note No. 5--- Revise note to say... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development"*.
3. Note No. 13--- Revise note to say... *"5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of subdivision construction"*.
4. Add note--- *"Owners to maintain detention/retention area"*.
5. Add note--- *"Owners to maintain ROW and perimeter of subdivision"*.
6. Add note--- *"Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES)"*.
7. Label all utility easements dedicated by this plat.

SITE PLAN

1. Include profile views of all proposed and existing utility lines if applicable.
2. All proposed waterlines shall be required to have a minimum cover of 4'-ft from the natural ground.
3. Change tapping tee to cut-in-tee with couplings and provide additional valves to tees if requested by Public utilities. Include detail of tie-in into existing water line.
4. Remove water service from common area.
5. Show where proposed fire hydrants will be installed.

6. Provide an additional sanitary sewer manhole if requested by Public utilities.
7. Use current detail for sanitary sewer composite manhole with updated City logo.
8. S. Birch shall be required to be built out up to the end of the dedicated ROW and closed off with a type 3 barricade.

DRAINAGE

1. Stabilize detention areas using sod or hydromulch.
2. Drainage report to be reviewed and approved by HCDD No. 1. Include FEMA map, drainage layout, drainage area map and soil report.
3. Drainage plan to be reviewed and approved at building permit phase.
4. Perimeter fence for detention ponds may be required for depths greater than 3'-ft. Ensure ample spacing between edge of pond and fence line.
5. Change 12"-inch bleeder into an 8"-inch PVC.
6. Include a cross section of the detention pond with the volume
7. Detention pond must remain out of utility easement.
8. Provide a grading plan showing the flow of the storm runoff in the property.
9. Drainage system may require additional inlets depending on drainage study.
10. Use the current logo for storm manhole lid. Show tie-in detail to existing storm manhole.
11. Change Hp storm line to RCP.

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.



DIRECTIVE #2022-01

DATE: October 14, 2022

TO: Director of Planning
Director of Building & Code
Public Works Director
Public Utilities Director
Subdivision Planner II
Fire Chief
Director of Innovation & Technology

FROM: Ruben Alfaro, P.E. – City Engineer

RA

SUBJECT: FIRE HYDRANT ALUMINUM COATING

This Directive will serve as Official Notice to all staff involved in the building permit review process of the additional requirements for fire hydrant.

This DIRECTIVES will modify as follows:

Section IV - 3.A.11

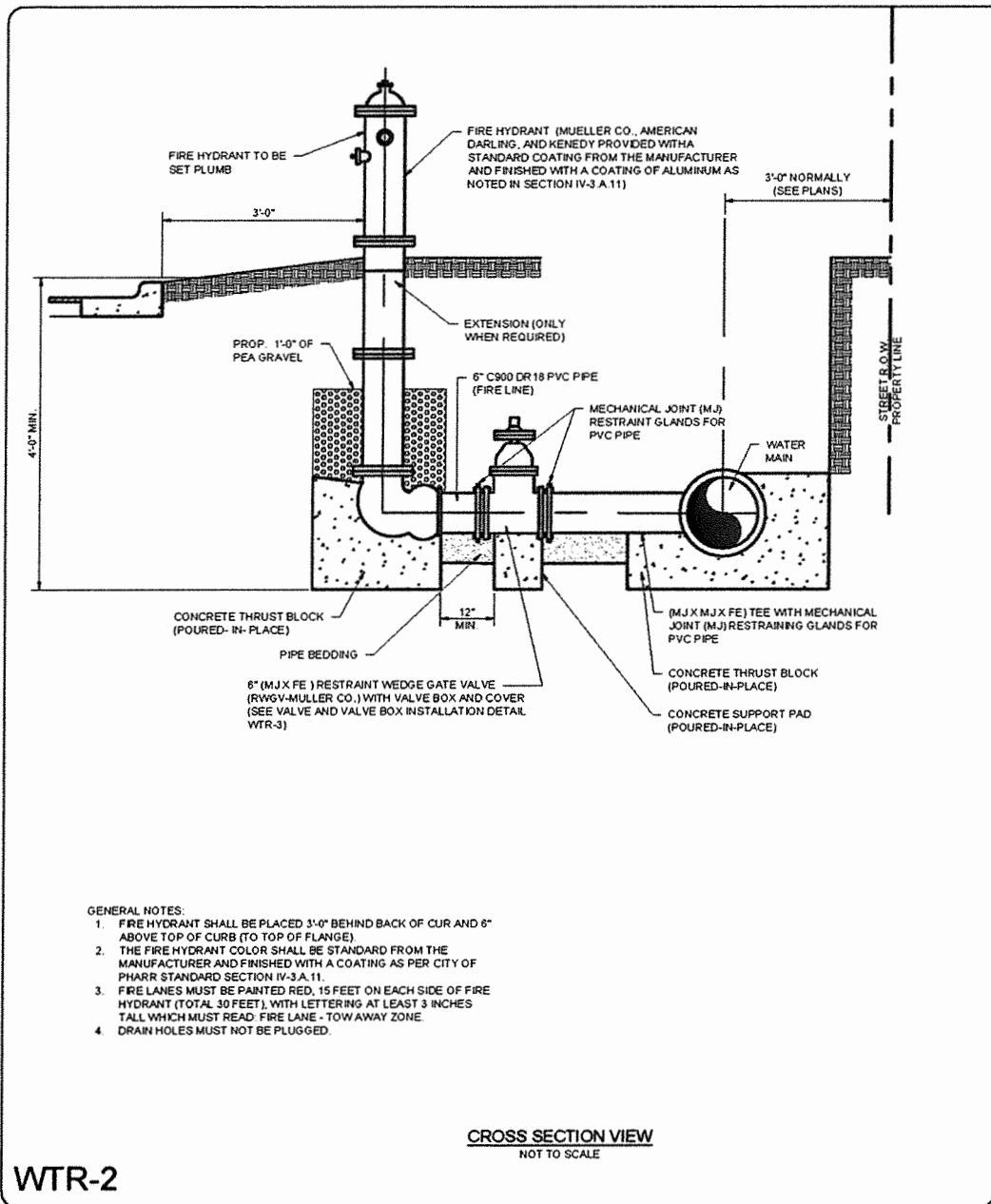
All buildings in the City Limits (and ETJ developments) shall be within 500 feet of a standard city fire hydrant. The contractor is responsible for painting all installed fire hydrants with a finish coat of Caution Yellow "Sherwin Williams Corothane I Mio Aluminum" or an equal finish coating- or as designated approved by the Fire Department.

Section IV - 3.C.8

Fire Hydrants shall be of the brand Mueller, American Darling or Kennedy provided with a standard coating from the manufacturer and painted "caution" yellow, oil based paint, and finished with a coating of aluminum as noted in Section IV – 3.A.11.

Standard Detail WTR-2

FIRE HYDRANT (MUELLER, AMERICAN DARLING AND KENNEDY)PROVIDED WITH A STANDARD COATING FROM THE MANUFACTURER AND FINISHED WITH A COATING OF ALUMINUM AS NOTED IN SECTION IV – 3.A.11. ~~PAINTED CAUTION YELLOW WITH~~)

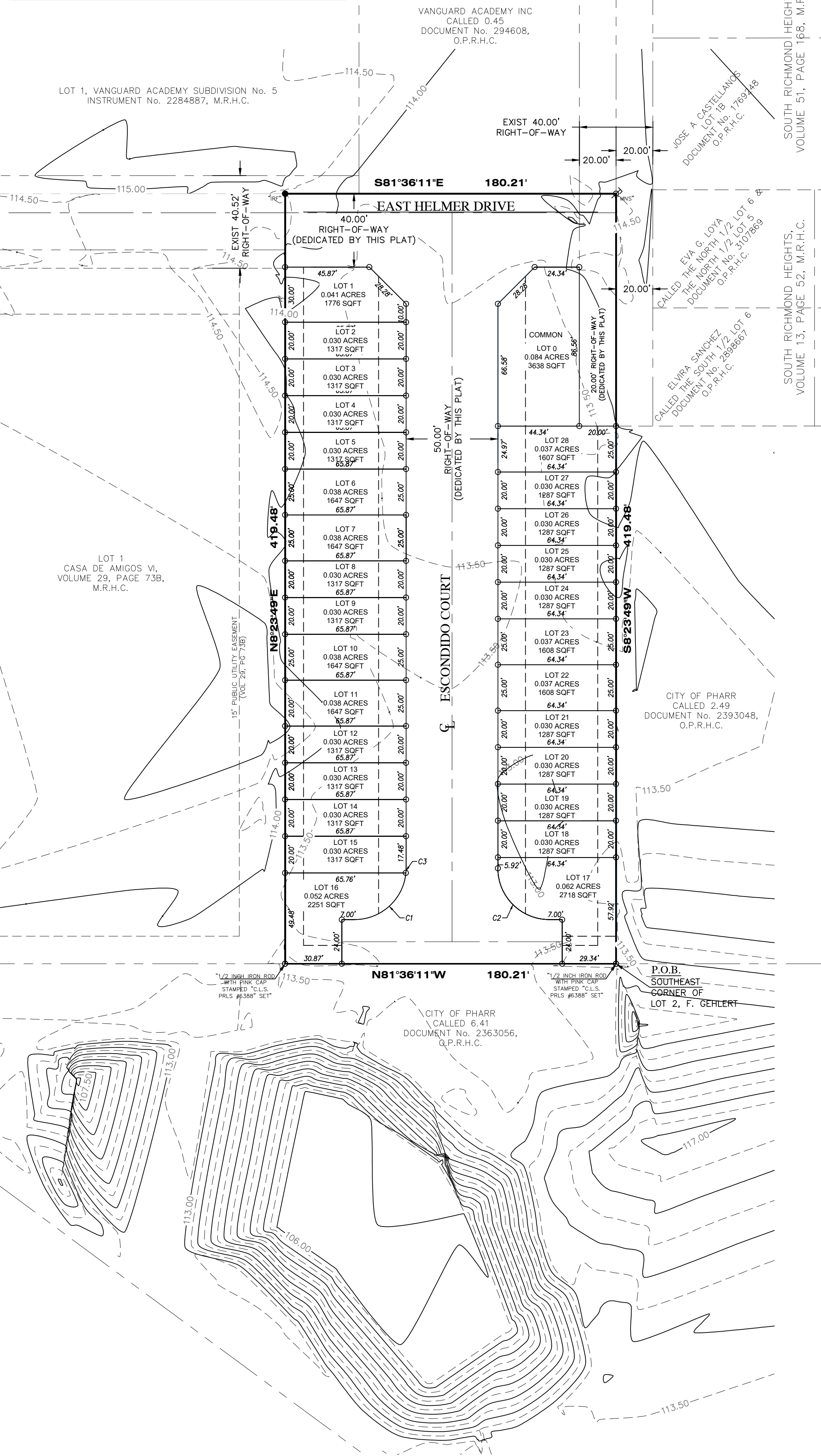


FIRE HYDRANT DETAILS		DESIGNED BY:	DESIGNER	Pharr Engineering 118 S Cage Blvd. Pharr, TX 78577 956-402-4221	
		DRAWN BY:	DRAWN_BY		
		CHECKED BY:	CKD_BY		
		DATE:	DATE		

This DIRECTIVE will go into effect immediately and it will be enforced until a new updated standard is in effect.

END OF DIRECTIVE

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C2	43.98	28.00	90.00	S36° 36' 11"E
C3	2.53	28.00	5.17	N10° 58' 58"E
C1	41.45	28.00	84.83	N55° 58' 58"E



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, JESUS JAVIER MONTERO CASILLAS, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ESCONDIDO ESTATES SUBDIVISION ADDITION OF THE CITY OF PHARR, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JESUS JAVIER MONTERO CASILLAS
600 WICHITA AVENUE APT No. 103
McALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS JAVIER MONTERO CASILLAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ESCONDIDO ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON _____

THE _____ DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS _____ DAY OF _____, 2023.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAYS OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ SECRETARY _____

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE _____ DAY OF _____, 2023.

** FOR PRELIMINARY VIEW ONLY **

MANUEL CARRIZALES, R.P.L.S. No. 6388
512-470-1489
mfcad@gmail.com

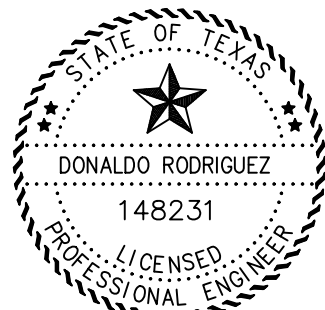


STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, DONALDO RODRIGUEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2023.

DONALDO RODRIGUEZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTERED No. F-24367



DATE PREPARED: JULY 24, 2023
DATE SUBMITTED: SEPTEMBER 20, 2023

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B" (MEDIUM SHADED). ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480347 0005 C,
MAP REVISED: OCTOBER 19, 1982.

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT, WHICHEVER IS GREATER

3. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 10 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
SIDE: INTERNAL LOT 6 FEET, SIDE YARD SETBACK ABUTTING STREET 10 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;
REAR: 0 FEET OR EASEMENT LINE, WHICHEVER IS GREATER;

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
REFERENCE TO BENCHMARK #40 FROM CITY OF PHARR - FOUND AT 41.32 FEET WEST AND 168.75 FEET SOUTH AT THE INTERSECTION OF S. CAGE BLVD & SAM HOUSTON STREET;
NORTHING=16593593.187
EASTING=1087436.540
ELEVATION=110.72

5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF PHARR DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 4,813.00 C.F. (0.110 AC.-FT.) OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED WITHIN THE DETENTION POND LOCATED ALONG THE EAST PROPERTY LINE OF THE PROPOSED SUBDIVISION. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT. DRAINAGE DETENTION AREA TO BE MAINTAINED BY HOA.

6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
8. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
9. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.

10. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP STAMPED "C.L.S. RPLS 6388"

11. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. WHEELCHAIR RAMPS AND LANDINGS PER ADA REQUIREMENT ARE TO BE CONSTRUCTED AT THE TIME THE SUBDIVISION IS CONSTRUCTED.

METES AND BOUNDS

BEING 1.735 ACRES OUT OF LOT 2 F, GEHLERT, LOT 189 KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME 2, PAGE 5, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JESUS JAVIER MONTERO CASILLAS, DATED MAY 9, 2022, RECORDED IN DOCUMENT No. 3343018, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 1.735 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, THE SOUTHEAST CORNER OF THE SAID LOT 2 F, GEHLERT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

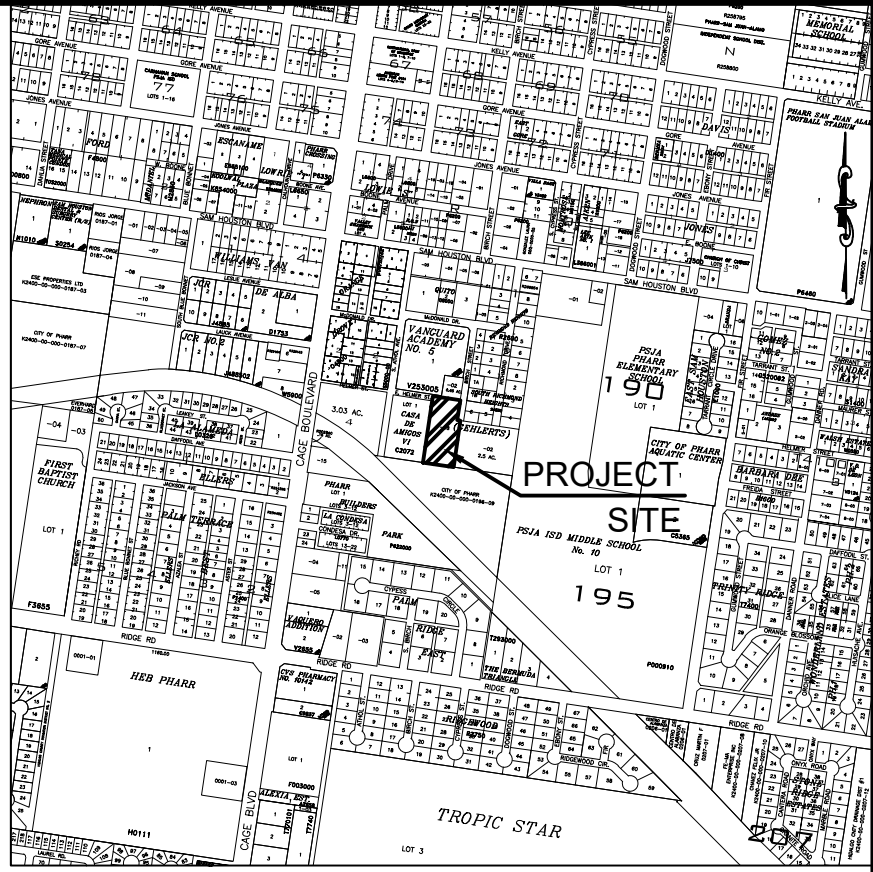
THENCE, N81°36'11"W, ALONG THE SOUTH LINE OF THE SAID LOT 2 F, GEHLERT, A DISTANCE OF 180.21 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, THE SOUTHEAST CORNER OF CASA DE AMIGOS VI, RECORDED IN VOLUME 29, PAGE 738, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°23'49"E, ACROSS THE SAID LOT 2 F, GEHLERT, SAME BEING THE EAST LINE OF THE SAID CASA DE AMIGOS VI, A DISTANCE OF 419.48 FEET TO A 1/2 INCH IRON ROD FOUND, THE NORTHEAST CORNER OF THE SAID CASA DE AMIGOS VI, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.45 ACRES CONVEYED TO VANGUARD ACADEMY, INC, RECORDED IN DOCUMENT No. 2294603, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°36'11"E, ACROSS THE SAID LOT 2 F, GEHLERT, SAME BEING ALONG THE SOUTH LINE OF THE SAID VANGUARD TRACT, A DISTANCE OF 180.21 FEET TO A MAG NAIL SET A POINT ON THE EAST LINE OF THE SAID LOT 2 F, GEHLERT, SAME BEING THE SOUTHEAST CORNER OF THE SAID VANGUARD TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°23'49"W, ALONG THE EAST LINE OF THE SAID LOT 2 F, GEHLERT, A DISTANCE OF 419.48 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.735 ACRES, MORE OR LESS.

BEARING BASIS
TEXAS STATE PLANE
COORDINATE SYSTEM,
TEXAS SOUTH
ZONE 4205
SCALE 1" = 40'



LOCATION MAP
SCALE: 1" = 100'

ESCONDIDO ESTATES SUBDIVISION

BEING 1.735 ACRES OUT OF LOT 2 F,
GEHLERT, LOT 189 KELLY-PHARR SUBDIVISION,
RECORDED IN VOLUME 2, PAGE 5, MAP
RECORDS HIDALGO COUNTY, TEXAS

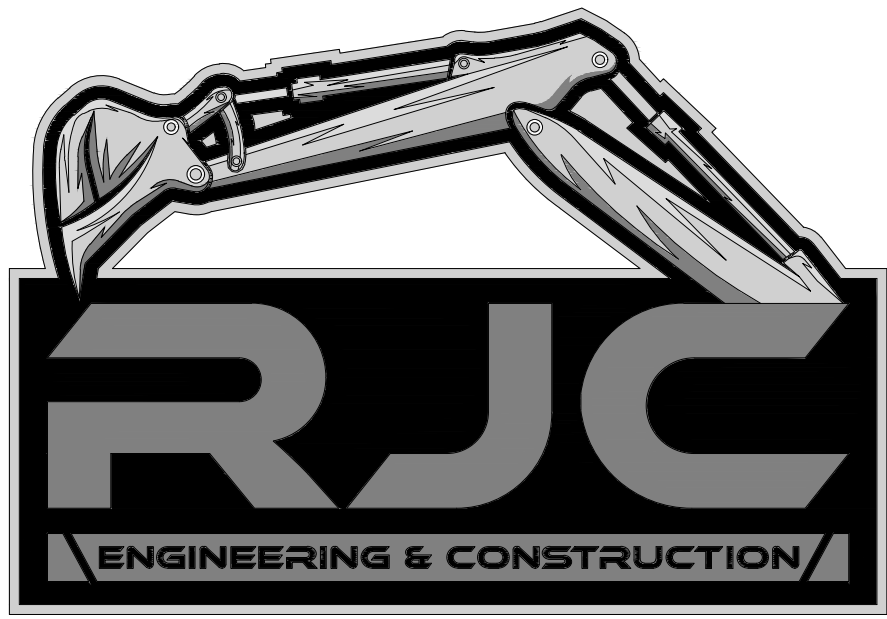


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

- LEGEND
- 1/2" IRON ROD FOUND "IRF" "CIRF"
 - 1/2" IRON ROD SET W/PINK CAP "IRS"
 - △ COTTON PICKER SPINDLE FOUND "CPS"
 - ⊙ MAG NAIL SET "MNS"
 - (S0°00'00"W 0.0') - RECORD BEARING & DISTANCE
 - O.P.R.H.C. - OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
 - M.R.H.C. - MAP RECORDS HIDALGO COUNTY
 - R.O.W. - RIGHT-OF-WAY
 - P.O.B. - POINT-OF-BEGINNING



TBPELS FIRM REGISTRATION F-24367

1502 BOND STREET
MISSION TX 78572
956-926-9314

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JESUS JAVIER MONTERO CASILLAS	600 WICHITA AVENUE APT No. 103	McALLEN, TEXAS 78503	(956) xxx-xxxx
ENGINEER: DONALDO RODRIGUEZ, P.E.	1502 BOND STREET	MISSION, TEXAS 78572	(956) 926-9314
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489

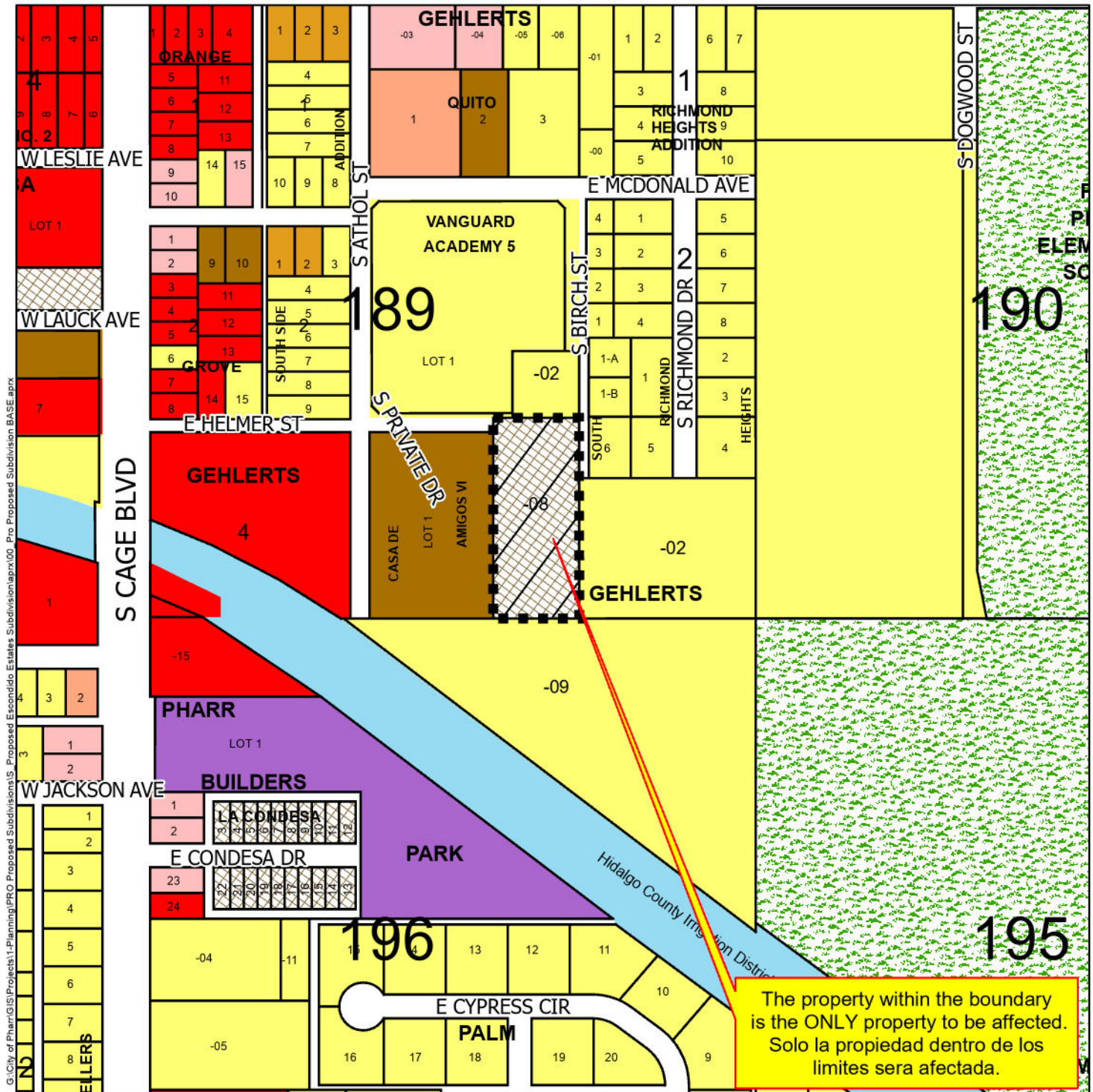


- | | | | |
|---|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned |  Limited Industrial |  Planned Unit Development |
|  Residential Multi-Family High Density |  General Business |  Neighborhood Commercial | |
|  Mobile Home |  Business District |  Office Professional | |



Date: 10/26/2023

Zoning



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: November 7, 2023

MEETING DATE: November 13, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision. The property is legally described as being 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of North Sugar Road. **SUB#211247**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Bstone Park Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/7/2023
Approved - 11/7/2023
Final Approval - 11/8/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2023
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: BSTONE PARK SUBDIVISION FILE NO. SUB#211247

GENERAL INFORMATION:

APPLICANT: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of North Sugar Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) and Single Family Residential District (R-1) to the north and General Business District (C) to the east, south and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Bstone Park Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting on November 20, 2023 at 4:00 p.m.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, RHEA MORA, PRESIDENT OF BROWNSTONE CONSULTANTS, LLC, THE UNDERSIGNED OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE BSTONE PARK SUBDIVISION, SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS DESIGNATED BY PLAT) ALL STREETS, ALLEYS, PARKS, WATER COURSES, GRASS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BROWNSTONE CONSULTANTS, LLC
RHEA MORA, PRESIDENT
2317 KENT LN.
MOULLEN, TX 78553

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RHEA MORA KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LIC. NO. 128195

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON JUNE 9, 2021, UNDER MY DIRECTION.

CARLOS VASQUEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 4505

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. DESH, P.E., C.F.M.

DATE

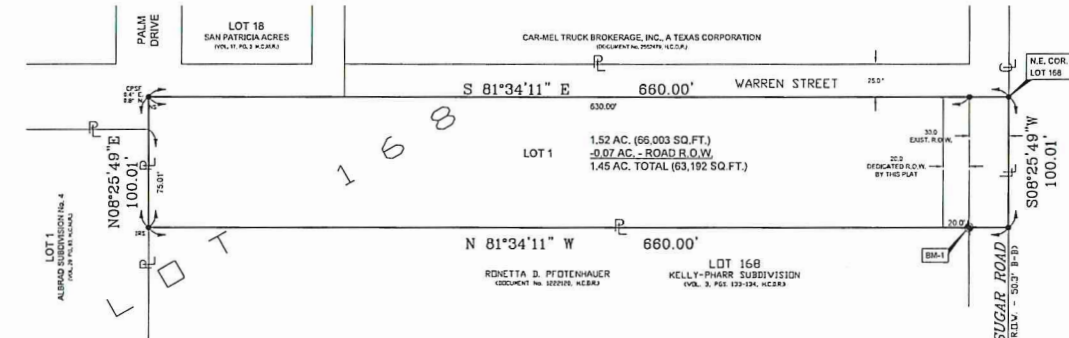
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE ____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT

SECRETARY



METES AND BOUNDS

BEING A TRACT OF LAND CONTAINING 1.52 ACRES OUT OF LOT 168, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED DATED AUGUST 2, 2021, TO BROWNSTONE CONSULTANTS, LLC AS DESCRIBED IN DOCUMENT NUMBER 320342, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.52 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON THE NORTHEAST CORNER OF SAID LOT 168, WITHIN N. SUGAR ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 0°25'49" WEST, ALONG THE EAST LINE OF SAID LOT 168 AND WITHIN THE RIGHT OF WAY OF SAID N. SUGAR ROAD, A DISTANCE OF 100.01 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DECEDED TO RONETTA D. POTENHAUER, RECORDED IN DOCUMENT NUMBER 122120, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 81°34'11" WEST, ALONG THE NORTH LINE OF SAID POTENHAUER TRACT, AT A DISTANCE OF 30.00 FEET TO AN "X" MARK CUT ON CONCRETE FOUND ON THE WEST RIGHT OF WAY LINE OF SAID N. SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET, TO 12" IRON WITH A PLASTIC CAP STAMPED "C1012" SET ON THE EAST LINE OF LOT 1, ALSO SAID SUBDIVISION NO. 4, MAP REFERENCE: VOLUME 29, PAGE 83, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 0°25'49" EAST, ALONG THE EAST LINE OF SAID LOT 1, AT A DISTANCE OF 75.01 FEET PASS THE NORTHEAST CORNER OF SAID LOT, CONTINUING A TOTAL DISTANCE OF 100.01 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 168, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 81°34'11" EAST, ALONG THE NORTH LINE OF SAID LOT 168, AT A DISTANCE OF 660.00 FEET PASS AN "X" MARK CUT ON CONCRETE FOUND ON THE WEST RIGHT OF WAY LINE OF SAID N. SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.52 ACRES OF LAND, MORE OR LESS.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

SURVEYED ON THE GROUND, THIS 9TH DAY OF JUNE, 2021.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BROWNSTONE CONSULTANTS, LLC	3317 KENT LN.	MOULLEN, TEXAS 78553	(955) 271-5809	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	930 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(955) 424-3235	(955) 424-3132
SURVEYOR:	CARLOS VASQUEZ, R.P.L.S.	817 BEAUMONT AVE.	MOULLEN, TEXAS 78551	(955) 616-1551	(955) 616-1547

LEGEND:

SET 5" X 5" IRON ROD WITH PLASTIC CAP STAMPED "TONES PROP. CON." UNLESS OTHERWISE NOTED

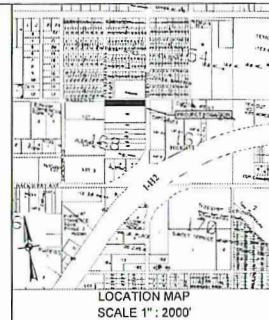
FOUND 5" X 5" IRON ROD WITH PLASTIC CAP STAMPED "TONES PROP. CON." UNLESS OTHERWISE NOTED

POINT OF BEGINNING

RIGHT OF WAY

P.O.B.

R.O.W.



GENERAL NOTES

1. FLOOD ZONE STATEMENT: ZONE "V". AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NO. 48034T 0003 C, REVISED OCTOBER 19, 1982.
2. MINIMUM FRESH FLOOR ELEVATION: 1'8" ABOVE TOP OF CURB.
3. PROPOSED BUILDING SET BACK LINES AS PER CITY OF PHARR ORDINANCE. FRONT SETBACK = 20 FEET (10) REAR SETBACK = 0 FEET (1) 10 FEET (2) SIDE SETBACK = 0 FEET (3) 5 FEET (5) 10 FEET (4)
3. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF PHARR REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 11,802 CFT OR 0.37 ACRES OF STORM WATER RUNOFF. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
5. WHEELCHAIR RAMPS AND LANDINGS PER ADA REQUIREMENT ARE TO BE CONSTRUCTED AT THE TIME THE SUBDIVISION IS CONSTRUCTED.
6. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
7. DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
8. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.) AND SWPPP.
9. BENCHMARK NO. 1 CHISELED "X" FOUND ON CONCRETE ELEVATION=109.71
- REFERENCE T BENCHMARK # 49 FROM THE CITY OF PHARR. ELEVATION = 111.45
10. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
11. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
12. EROSION/SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TDPS GUIDELINES.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUERRERO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

BSTONE PARK SUBDIVISION

1.52 ACRES OUT OF LOT 168, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS



PREPARATION DATE: 6/11/2022
REVISION # ____

SOUTH TEXAS INFRASTRUCTURE GROUP
800 S. STEWART BLVD. 13
MISSION, TEXAS 78572
PH (955) 424-3235
FAX (955) 424-3132
TELE FAX # 1500



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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |



